



First Row Ashington

Please Note: This is a Grade 2 Listed Building

For sale is a terraced property in immaculate condition, recently renovated with a modern, open-plan design. This property is particularly ideal for families and couples, offering a spacious and comfortable environment.

The property has three double bedrooms, two reception rooms, and two bathrooms, all meticulously designed to provide an exceptional living experience. The master bedroom is a spacious double room, newly refurbished and bathed in natural light, creating a calming ambiance. The second bedroom is also a double room boasting built-in wardrobes, and the third double bedroom benefits from ample natural light.

The property has two stunning bathrooms, the first of which is large and features a heated towel rail. This area of the house exudes a spa-like atmosphere, making it the ideal spot for relaxation.

The kitchen, a key component of any home, is well-appointed. Its open-plan design makes it the heart of the house and an excellent space for preparing meals and entertaining guests.

The two reception rooms are distinct and provide abundant space. The first reception room features large sash windows, a multi fuel burner, wood floors, built-in bespoke storage, and a striking view of the garden, which is a joy to behold throughout the year. The second reception room is open-plan and boasts high ceilings, adding to the sense of space and light in this room.

The property also features a lovely south facing garden, perfect for outdoor relaxation and entertaining.

Overall, this terraced property provides a harmonious blend of space, comfort, and modern design, promising a great living experience.

OIEO £185,000

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PROPERTY DESCRIPTION

ENTRANCE HALLWAY

Wooden entrance door, laminate flooring, storage cupboard, part panelled walls

CLOAKS/WC SHOWER ROOM

Low level w/c, wash hand basin, extractor fan, tiled floor, double glazed window to rear, tiled walls, spotlights, shower cubicle with mains shower, ladder radiator.

LOUNGE 15'11 (4.85) x 15'4 (4.67) INTO ALCOVE

Double glazed sash windows to front, double radiator, two bespoke built in storage cupboards, television point, telephone point, coving to ceiling, multi fuel burner with wooden mantle over, real wood flooring.

DINING ROOM 10'11 (3.33) x 10'10 (3.30)

Double glazed window to rear, double radiator, tiled floor, coving to ceiling.

KITCHEN 7'0 (2.13) x 9'10 (2.99)

Double glazed to rear, ladder, wall, floor and drawer shaker units, with worktops and wooden benches, composite sink with mixer tap, tiled splashback, built in fan assisted oven, electric hob, space for fridge freezer, plumbed for washing machine, tiled floor, spotlights.

FIRST FLOOR LANDING

Double glazed windows to rear

BEDROOM ONE 10'7 (3.22) x 14'7 (4.45)

Double glazed window to front, radiator, radiator, sloped ceiling, exposed brick, wooden beam.

BEDROOM TWO 16'0 (4.88) x 10'9 (3.28) into alcove

Double glazed window to front, radiator, fitted wardrobes, spotlights, laminate floor, sloped ceiling, wooden beam, television point



BEDROOM THREE 12'6 (3.81) x 7'8 (2.33)

Double glazed window to rear, double radiator, laminate floor, sloping ceiling, access to boarded out loft.

BATHROOM/WC

P-shaped panelled bath, with mains shower over, pedestal hand wash basin, low level W/C, double glazed window to rear, chrome heated towel rail, part tiled walls, vinyl floor.

FRONT GARDEN

Laid mainly to lawn, bushes and shrubs, patio area, gravelled area

REAR GARDEN

Low maintenance yard, water tap, walled surround, log storage, bin storage, shed with electric and power.

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: Fibre

Mobile Signal Coverage Blackspot: No

Parking: Allocated parking space

TENURE

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX BAND: A

EPC RATING: D





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