



Mitford Drive

Ashington

Much extended four bedroom semi detached family home in central Ashington close to local shops and with excellent transport links including the new train station offering easy access to Newcastle. The property briefly comprises of, porch, hallway, lounge, dining room, large conservatory and fitted kitchen downstairs. To the first floor you will find three good sized bedrooms and a family bathroom. The second floor is accessed by well fitted cotemporary stairs which bring you to a large double bedroom and a beautiful en suite. Externally there is parking for two cars to the front and a lawned garden to the rear. Viewing is recommended to appreciate the size of the accommodation on offer

£170,000

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PROPERTY DESCRIPTION

ENTRANCE PORCH

UPVC Entrance door, double glazed windows.

ENTRANCE HALLWAY

Stairs to first floor landing, laminate flooring, double glazed window to side, double radiator.



LOUNGE 14'5 (4.39) x 11'11 (3.63) into alcove

Double glazed window to front, double radiator, fire surround with electric inset and hearth, electric fire, television point, coving to ceiling, archway to dining room.

DINING ROOM 9'3 (2.82) x 13'0 (3.96)

Double glazed doors to conservatory, double radiator, coving to ceiling.



KITCHEN 8'4 (2.54) x 15'2 (4.62) max

Double glazed window to rear, double radiator, range of wall, floor and drawer units with co ordinating roll edge work surfaces, stainless steel sink unit and drainer with mixer tap, tiled splash backs, built in electric fan assisted double oven, electric hob with extractor fan above, space for fridge/freezer, plumbed for washing machine and dishwasher, laminate flooring, spotlights, double glazed door to side.

SUN ROOM 11'3 (3.43) max x 14'10 (4.52)

Dwarf wall, double glazed windows, laminate flooring, spotlights.

FIRST FLOOR LANDING

Double glazed windows to side and rear, built in storage cupboard, double radiator.



BEDROOM ONE 16'10 (5.13) x 10'10 (3.30) ATTIC ROOM

2 Velux windows to front and rear, double radiator.

EN SUITE

Velux window, low level WC, wash hand basin (set in vanity unit), shower cubicle, electric shower, tiling to walls, heated towel rail, spotlights, laminate flooring.

BEDROOM TWO 9'3 (2.82) into alcove x 14'9 (4.50)

Double glazed window to front, double radiator.

BEDROOM THREE 9'2 (2.79) x 13'3 (4.04)

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

BEDROOM FOUR 8'10 (2.69) x 7'10 (2.39)

Double glazed window to front, double radiator, coving to ceiling.

BATHROOM/WC 6'4 (1.93) x 6'8 (2.03)

3 piece suite comprising: electric shower over panelled bath, wash hand basin (set in vanity unit), low level WC, heated towel rail, double glazed window to side, spotlights, tiling to walls, vinyl flooring, extractor fan.

FRONT GARDEN

Block paved driveway for 2 cars.

REAR GARDEN

Laid mainly to lawn, decking area, garden shed, gate to childrens playground.

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas, electric.

Broadband: Fibre

Mobile Signal Coverage Blackspot: No

Parking: Driveway

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		
69-80	C		75 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX BAND: A

EPC RATING: D



