



Milburn Road Ashington

Deceptively spacious three bedroom family home on Milburn Road, Ashington. This property has undertaken a major refurbishment. Briefly comprising of entrance hallway, large kitchen diner with integral appliances and stairs to the first floor. Lounge with mezzanine level, master bedroom with en suite and fitted wardrobes, two further bedrooms with fitted wardrobes, a family bathroom and stairs to the spacious loft room. Externally there is a detached large double garage and an enclosed rear yard. The property benefits from double glazing throughout and gas central heating. This property simply must be viewed to appreciate the size and quality of work throughout.

£180,000

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PROPERTY DESCRIPTION

ENTRANCE HALLWAY

Entrance door, stairs to first floor landing, single radiator.



LOUNGE first floor 21'4 (6.50) x 16'6 (5.03) plus mezzanine area accessed by spiral staircase

Double glazed windows, radiator, television point, spotlights, rooflights.

KITCHEN/DINING ROOM 19'4 (5.89) x 15'10 (4.83)

Double glazed window to rear, double radiator, range of wall, floor and drawer units with co ordinating roll edge work surfaces, co ordinating sink unit and drainer with mixer tap, fan above space for range oven, space for fridge/freezer, vinyl flooring.



BEDROOM ONE 9'4 (2.84) up to 15'3 (4.65) x 15'6 (4.72)

Double glazed window to front, radiator, fitted wardrobes.

EN SUITE

Low level WC, wash hand basin (set in vanity unit), radiator, large shower cubicle, mains shower, part tiling to walls.

BEDROOM TWO 14'7 (4.45) x 8'9 (2.67)

Double glazed window to front, radiator, fitted wardrobes and drawers.



BEDROOM THREE 14'9 (4.50) x 10'2 (3.10)

Double glazed window to rear, fitted wardrobes and drawers.

BATHROOM/WC

4 piece suite comprising: panelled bath, wash hand basin (set in vanity unit), shower cubicle, low level WC, part tiling to walls.

DOUBLE GARAGE
Power and lighting

PRIVATE YARD TO REAR

PRIMARY SERVICES SUPPLY
Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Gas
Broadband: Fibre to premises
Mobile Signal Coverage Blackspot:
Parking: Garage, allocated parking space.

AGENTS NOTE
We are marketing the residential maisonette only, not the commercial unit below.

TENURE
Leasehold. It is understood that this property is leasehold. Should you decide to proceed with the purchase of this property, the Tenure and associated details and costs must be verified by your Legal Advisor before you expend costs.

The property is to be sold on a 999 year Lease at peppercorn ground rent.

COUNCIL TAX BAND: A
EPC RATING: D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	60 D	77 C
39-54	E		
21-38	F		
1-20	G		





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Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

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