



## Beatrice Street Ashington

Two bedroom terraced house in central Ashington close to local shops. The property briefly comprises of a large living room, updated kitchen and bathroom downstairs while to the first floor you will find two good sized bedrooms. Externally there is a rear yard and paved front garden. No onward chain

**£57,000**

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## PROPERTY DESCRIPTION

### ENTRANCE

UPVC Entrance door.



### ENTRANCE HALLWAY

Stairs to first floor landing.

### LOUNGE 15'11 (4.85) x 18'8 (5.69) into alcove

Double glazed window to front, single radiator, fire surround, gas fire.



### KITCHEN 10'3 (3.12) x 8'3 (2.52)

Double glazed window to rear, double radiator, range of shaker style wall, floor and drawer units with co ordinating roll edge work surfaces, stainless steel sink unit and drainer with mixer tap, space for cooker, space for fridge/freezer, plumbed for washing machine, vinyl floor.

### FIRST FLOOR LANDING

Double glazed window to rear.



### BEDROOM 15'11 (4.85) x 8'1 (2.46) into alcove

Double glazed window to front.

### BEDROOM TWO 12'8 (3.86) x 9'1 (2.77)

Double glazed window to front, single radiator.



**BATHROOM/WC ground floor**

3 piece suite comprising: electric shower over panelled bath, pedestal wash hand basin, low level WC, double glazed window to rear, single radiator, UPVC cladding to walls.

**FRONT GARDEN**

Paved.

**YARD TO REAR**

**PRIMARY SERVICES SUPPLY**

- Electricity: Mains
- Water: Mains
- Sewerage: Mains
- Heating: Gas
- Broadband:
- Mobile Signal Coverage Blackspot: No
- Parking: Parking to rear yard

**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

**COUNCIL TAX BAND: A**

**EPC RATING: D**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		





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