



Titchfield Terrace | Ashington | NE63 0JP

Very well presented two bedroom terraced house in central Ashington close to local amenities and with excellent transport links. The property briefly comprises of a spacious, tastefully decorated living room with a large bay window, a fitted kitchen and bathroom on the ground floor while to the first floor you will find two double bedrooms. Externally there is a lovely front garden laid mainly to lawn and a rear block paved yard with parking.

£95,000

ROOK
MATTHEWS
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Two Bedrooms

Central Location

Mid Terraced House

Tastefully Decorated

Ground Floor Bathroom

Off Street Parking

For any more information regarding the property please contact us today

PROPERTY DESCRIPTION:

ENTRANCE HALLWAY

Double glazed entrance door, stairs to first floor landing

LOUNGE 14'7 (4.45) into alcove x 20'5 (6.22)

Double glazed bay window to front, 2 single radiators, electric fire, television point, coving to ceiling.

KITCHEN/DINING ROOM 10'3 (3.12) x 7'5 (2.26)

Double glazed window to rear, single 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 oven, electric hob with extractor fan above, space for fridge/freezer, plumbed for washing machine, vinyl flooring.

BATHROOM/WC ground floor

3 piece suite comprising: electric shower over panelled bath, wash hand basin (set in vanity unit), low level WC, double glazed window to rear, single radiator, part tiling to walls, vinyl flooring.

FIRST FLOOR LANDING

Double glazed window to rear, loft access.

BEDROOM ONE 9'3 (2.82) x 16'3 (4.95)

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

BEDROOM TWO 8'8 (2.64) x 9'9 (2.97)

Double glazed window to front, single radiator, fitted wardrobes.

FRONT GARDEN

Laid mainly to lawn, bushes and shrubs, flower borders, patio.

YARD TO REAR

Block paved, shed, vehicle access.

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PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Gas
Broadband: Other
Mobile Signal Coverage Blackspot: No
Parking: On street

MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property.

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: E

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		

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