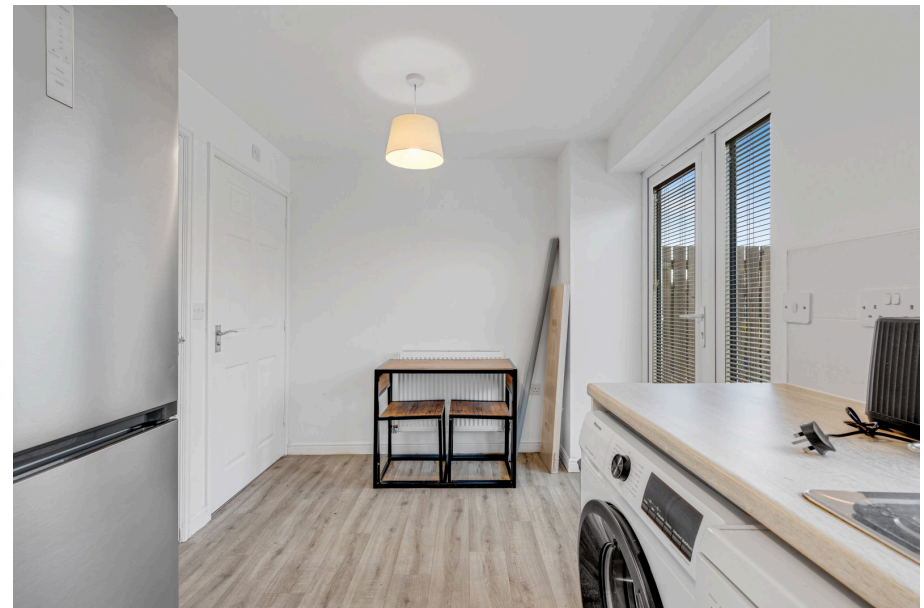




Albatross Way, Windmill Park, Ashington, NE63 9WW

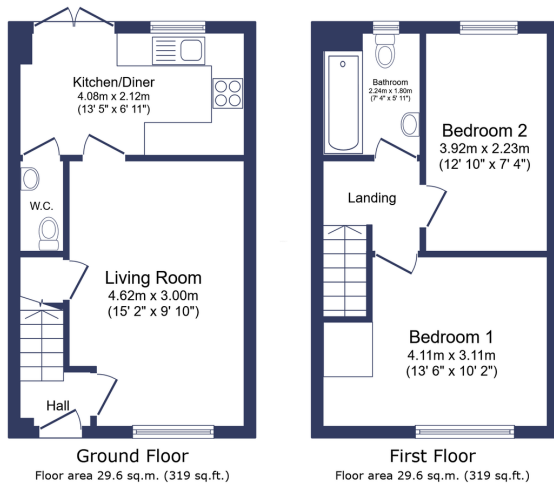
£130,000

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This two-bedroom semi-detached property, a modern new build on Windmill Park, Ashington, offers an excellent opportunity for those seeking a contemporary and comfortable home. The ground floor features a good-sized, front-aspect living room, perfect for relaxation, and a modern fitted kitchen. A convenient downstairs WC adds to the practicality of the layout. Upstairs, you will find two double bedrooms, providing ample space, and a well-appointed three-piece bathroom. The property benefits from a south-facing garden to the rear, offering a pleasant outdoor space, and allocated parking is available at the rear of the property. Situated close to local amenities and offered with no upper chain, this home is ideal for first-time buyers looking for a smooth transition onto the property ladder.





Total floor area: 59.3 sq.m. (638 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.co.uk



- Semi Detached
- Good Sized Lounge
- Three Piece Bathroom
- Parking At Rear Of Property
- No Upper Chain
- Modern New Build
- Two Double Bedrooms
- Downstairs WC
- Close To Local Amenities
- Ideal For First Time Buyers



Energy performance certificate (EPC)

46 Abchurch Way Weston Park Aston NE2 8WV	Energy rating B	Valid until 13 June 2029
Property type Semi-detached house		Certificate number 0960-3844-7164-8091-4335
Total floor area 60 square metres		

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-guidance>).

Energy rating and score

This property's energy rating is B. It has the potential to be A.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:
the average energy rating is D
the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		97 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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