



Shoreacres | Ashington | NE63 9WL

**£185,000**

Beautifully presented three-bedroom semi-detached family home close to the Wansbeck hospital in Ashington with excellent transport links via the nearby A189. The property briefly comprises of a lounge, spacious office, cloakroom and large kitchen diner to the ground floor, while upstairs you will find three double bedrooms, the principal with en suite and a family modern bathroom. Externally there is a driveway for two cars to the front and a lovely lawned garden with a southerly aspect to the rear.

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## Well Presented Three Bedroom Semi Detached Home in Ashington

**Parking for Two Cars**

**Modern Kitchen Diner**

**Garden with Southerly Aspect**

**Popular Location**

### Stunning Principal Bedroom with En suite

For any more information regarding the property please contact us today

#### PROPERTY DESCRIPTION:

**ENTRANCE PORCH:** Useful and versatile porch, composite door to:

**LOUNGE:** 10'4 (3.15) x 16'3 (4.95)

Double glazed front window, double radiator, television point, spotlights.

**OFFICE/RECEPTION:** 15'11 (4.85) x 7'9 (2.36)

Double glazed front window, under floor heating.

**KITCHEN:** 18'9 (5.72) x 7'7 (2.31)

Double glazed rear window, single radiator, range of wall, floor, and drawer units with coordinating roll edge work surfaces, coordinating sink unit and drainer with mixer tap, gas hob with extractor fan above, space for fridge/freezer, plumbed for washing machine, modern flooring, spotlights, double glazed rear door.

**DOWNSTAIRS CLOAKS/WC:** Hand basin, low level wc, modern flooring, radiator.

**FIRST FLOOR LANDING AREA:** Built in storage cupboard, loft access.

**FAMILY BATHROOM:** 3 piece white suite comprising:

Panelled bath, electric shower over, pedestal wash hand basin, low level wc, spotlights, double glazed side window, single radiator, part tiling to walls, modern flooring.

**BEDROOM ONE:** 13'11 (4.24) x 9'9 (2.97)

Two double glazed front window, single radiator, modern flooring, spotlights.

**EN-SUITE SHOWER ROOM:** Double glazed front window, low level wc, pedestal wash hand basin, large shower cubicle, mains shower, part tiling to walls, spotlights, modern flooring.

**BEDROOM TWO:** 8'8 (2.64) x 11'5 (3.48)

Double glazed rear window, single radiator.

**BEDROOM THREE:** 7'11 (2.41) x 9'10 (2.99)

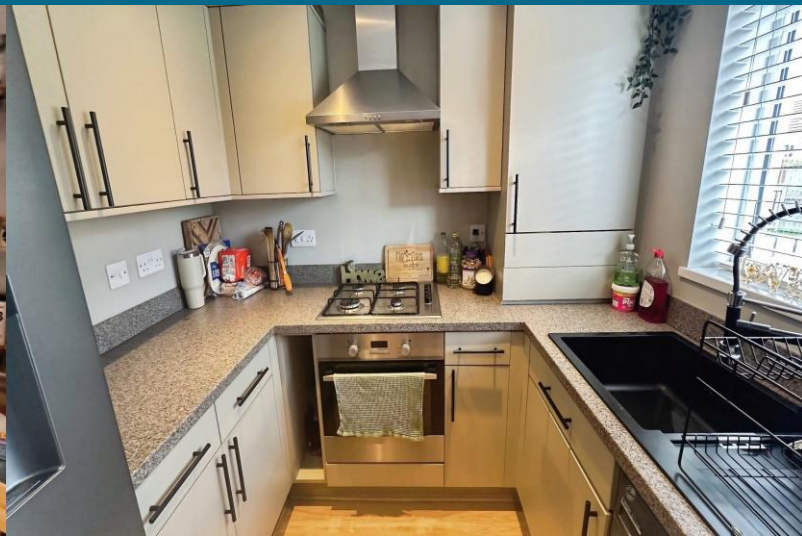
Double glazed rear window, single radiator.

**EXTERNALLY:** Front garden: Double driveway  
Rear garden: laid mainly to lawn, screen fencing, flower beds.

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### PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains

Broadband: FTTP

Mobile Signal Coverage Blackspot: No

Parking: Driveway

### 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, if any.

### 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: C**

**EPC RATING: C**

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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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

