



  
**To buy**

## 4 bed terraced house to buy in

North Seaton Road, Ashington,  
Northumberland, NE63 0EB

# £155,000

 x4  x2  x1

Tenure

**Freehold**

## Property features

- ✓ Large Terraced House
- ✓ Fully Refurbished - High Standard
- ✓ Four Bedrooms
- ✓ Ground Floor Bathroom
- ✓ EPC Rating C

Off Street parking

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Mobile signal: Good

## Description

\*\*\*LARGE TERRACED HOUSE - FOUR BEDROOMS - FULLY REFURBISHED THROUGHOUT - INTEGRATED KITCHEN/DINER - SPACIOUS LOUNGE - GORGEOUS FOUR PIECE BATHROOM - UTILITY AREA - SHOWER ROOM - BEAUTIFULLY PRESENTED - OFF STREET PARKING TO REAR - NO UPPER CHAIN - VIEW NOW\*\*\*

Pattinson Estate Agents welcome to the sales market this fantastic four bedroom terraced house situated on North Seaton Road in Ashington, Northumberland. The property has undergone a full refurbishment creating an impressive, modern, spacious family home. Sold with no upper chain, early viewings are essential to avoid disappointment.

Sitting in a central location within easy reach of primary and secondary schools and just a short stroll into the town centre with an array of shops, supermarkets, leisure facilities and travel links including the new train station linking directly into Newcastle city centre.

Briefly comprising; entrance porch, lounge, kitchen/diner, utility and four piece ground floor bathroom. To the first floor three double bedrooms, one single bedroom and shower room. Externally to the front a low maintenance town garden with dwarf wall and gated access. To the rear a yard area with double gates opening for off street parking. Additional parking on street to the rear.

View your new home now by calling our Ashington Team.

Council Tax Band: A

Tenure: Freehold

Price: Must Be Viewed! £155,000

Property Type: Terraced House

Parking: Off Street, On Street

Construction materials: Brick and block

Roofing type: Slate tiles

Heating: Gas

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Mobile signal coverage: Good

## Entrance Porch

1.19m x 1.56m (3'10" x 5'1")

Via main access door to front.



## Lounge

5.37m x 5.98m (17'7" x 19'7")

Large bay window to front, inset fireplace to chimney breast with wood hearth and mantle, covered radiator, double doors opening into the kitchen/diner.



## Lounge Additional



## Lounge Additional (2)



## Kitchen/Diner

5.00m x 3.57m (16'4" x 11'8")

Window to rear. A newly fitted kitchen with a range of wall, floor and drawer units with brushed steel handles, square edge wood effect worktops and matching trims, wall mounted shelving, one and a half black resin sink and drainer with mixer tap, integrated electric oven and hob with black glass splashback and black extractor over, integrated fridge/freezer, stairs to first floor with understair alcove to fit a dining table, wood effect flooring, radiator.



## Kitchen/Diner Additional



## Kitchen/Diner Additional (2)



## Utility

1.77m x 1.28m (5'9" x 4'2")

Secure access door into the rear yard, fitted worktop, plumbing for washing machine, space for tumble dryer, wood effect flooring.



## Bathroom

3.57m x 2.22m (11'8" x 7'3")

Frosted window to side. A newly fitted white four piece suite comprising freestanding oval bath with chrome mixer tap and shower head attachment, walk in double shower cubicle with dual head chrome rainfall shower and glass screen door, rectangle wash hand basin with chrome mixer tap and vanity storage beneath, push flush w.c, tall chrome heated towel rail, tiled walls and flooring, extractor fan.



## Bathroom Additional



## Bathroom Additional (2)



## First Floor Landing

Loft access hatch to ceiling.



## Master Bedroom

5.00m x 2.79m (16'4" x 9'1")

Window to front, radiator.



## Master Bedroom Additional



## Bedroom Two

3.00m x 2.57m (9'10" x 8'5")

Window to rear, large built in storage cupboard housing gas combi boiler, radiator.



## Bedroom Two Additional



## Bedroom Three

3.22m x 2.49m (10'6" x 8'2")

Window to front, radiator.



## Bedroom Four

2.59m x 2.15m (8'5" x 7'0")

Window to rear, radiator. (L-shaped)



## Shower Room

1.53m x 1.40m (5'0" x 4'7")

Newly fitted walk in corner shower cubicle with white tray, chrome fittings and curved glass screen doors, square wash hand basin with chrome mixer tap and vanity storage beneath, push flush w.c, chrome heated towel rail, part tiled walls, tiled flooring.



## Front Garden



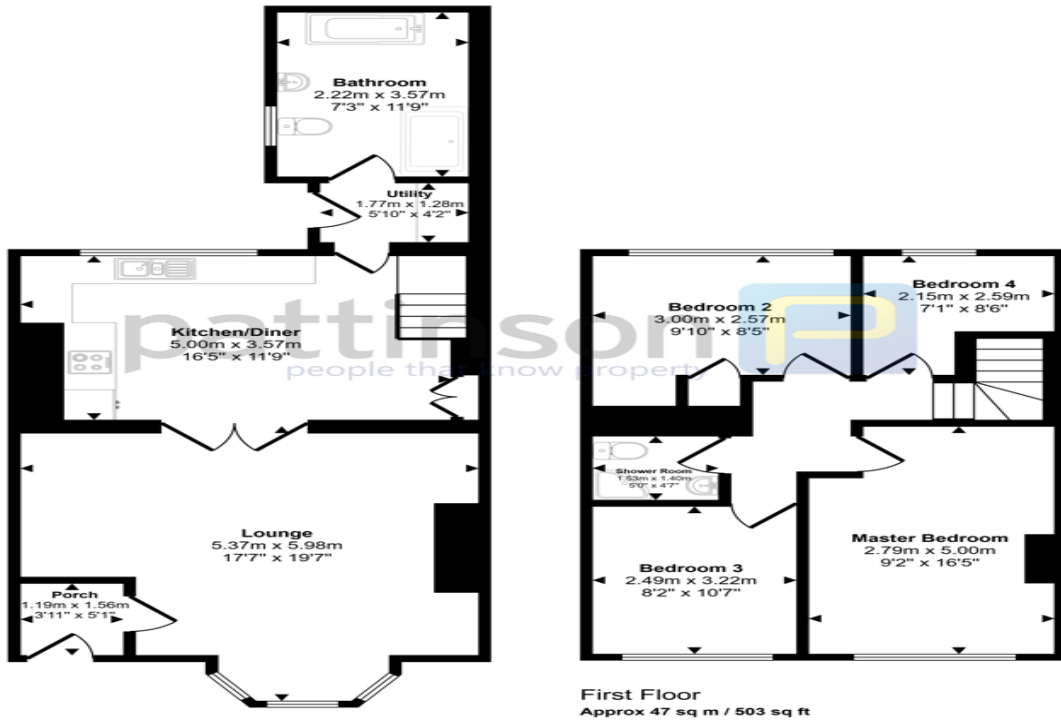
## Front Elevation



## Floor Plan



Approx Gross Internal Area  
106 sq m / 1144 sq ft



Ground Floor  
Approx 60 sq m / 641 sq ft

First Floor  
Approx 47 sq m / 503 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>	73	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

North Seaton Road, Ashington, Northumberland, NE63 0EB

Contact your local branch today for more information on this property:

**HEAD OFFICE 1 PAVILION SQUARE, WESTHOUGHTON, BOLTON, LANCASHIRE, BL5 3AJ,**  
<https://www.simply-residential.co.uk/>

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

