



pattinson 

## 3 bed end of terrace house to buy in NE63

Barnston, North Seaton, Ashington,  
Northumberland, NE63 9TY

# £145,000

 x3  x1  x1

Tenure

**Freehold**

On Street parking

## Property features

- ✓ FREEHOLD
- ✓ LARGE GARDEN
- ✓ COVERED LOFT SPACE
- ✓ DETACHED GARAGE
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTC (fibre to the cabinet)
- ✓ Mobile signal: Good

## Description

Situated in North Seaton, the property offers easy access to the A189 Spine Road and is close to the neighbouring seaside town of Newbiggin-by-the-Sea. This freehold end-terrace home is presented to a brilliant standard, with standout features including a loft cinema room, underfloor heating to the ground floor and a media wall in the lounge.

The accommodation briefly comprises: entrance porch, lounge with an open archway leading through to a modern kitchen diner. Stairs from the lounge lead to the first floor landing, providing access to three bedrooms and the family bathroom. Pull-down wooden ladders give access to the loft space, which is currently being used as a gaming/cinema room.

Externally there is a modern, low-maintenance garden to the front, along with a separate enclosed side garden which is ideal for keeping bins out of sight. To the rear there is a large enclosed low-maintenance garden, as well as a detached single garage.

EPC C

Council Tax Band: A

Tenure: Freehold

Price: £145,000

Property Type: End of terrace house

Parking: On Street, Driveway & Garage

Year built: 1950

Construction materials: Brick and block

Roofing type: Concrete roof tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: Yes

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTC (fibre to the cabinet)

Mobile signal coverage: Good

## Front External



## Front Garden

Low maintenance front garden finished with large modern paving slabs creating a generous seating area. Enclosed with timber fencing and gate to the front. There is also a separate paved pathway leading to the side of the property.



## Entrance Porch

*1.92m x 1.20m (6'3" x 3'11")*

Double glazed porch with frosted windows allowing plenty of natural light while maintaining privacy. Laminate flooring and modern geometric style wall décor. Internal wooden Oak glazed door leading through to the lounge. Storage cupboard and space for shoe storage units.



## Living Room

*4.34m x 4.30m (14'2" x 14'1")*

Spacious and modern lounge featuring a media wall with mounted TV point and floating storage unit beneath. Decorative slatted wall panelling and feature wall finish. Large front facing window allowing plenty of natural light with fitted vertical blinds and curtains. Tiled flooring with underfloor heating and recessed ceiling spotlights. Staircase leading to the first floor and open archway through to the kitchen diner.



## Kitchen Diner

*4.38m x 2.97m (14'4" x 9'8")*

Modern fitted kitchen with a range of high gloss wall and base units and marble effect work surfaces. Stainless steel sink with mixer tap positioned beneath the rear window overlooking the garden. Integrated oven with gas hob and stainless steel extractor hood above. Space for American style fridge freezer and washing machine. French doors leading out to the rear garden allowing plenty of natural light. Breakfast bar seating area. Tiled flooring and recessed ceiling spotlights.



## First Floor Landing

Carpeted landing with access to all three bedrooms and the family bathroom. Window to the side elevation allowing natural light. Feature ceiling light fitting. Loft access via pull-down wooden ladder.



## Bedroom 1

*2.48m x 4.02m (8'1" x 13'2")*

Double bedroom positioned to the front of the property. Window overlooking the rear garden with fitted vertical blinds and curtains. Fitted sliding mirrored wardrobes providing storage space. Carpeted flooring and central ceiling light fitting.



## Bedroom 2

*2.47m x 2.70m (8'1" x 8'10")*

Bedroom positioned to the front of the property with window allowing natural light. Fitted vertical blinds and curtains. Carpeted flooring and central ceiling light fitting.



## Bedroom 3

*1.75m x 3.16m (5'8" x 10'4")*

Bedroom positioned to the front of the property with window allowing natural light. Fitted vertical blinds. Carpeted flooring and central ceiling light fitting. Built-in storage cupboard providing useful storage space.



## Loft / Cinema & Gaming Room

*4.17m x 3.71m (13'8" x 12'2")*

Loft space accessed via pull-down wooden ladder. Spacious area currently used as a cinema and gaming room. Two skylight windows allowing natural light. Carpeted flooring, recessed ceiling spotlights and useful built-in storage within the eaves.



## Rear Garden

Enclosed rear garden mainly laid to paving creating a large low-maintenance outdoor space ideal for seating and entertaining. Artificial lawn area, space and electric point for hot tub. Fenced boundaries providing privacy. External water tap. Shed providing additional outdoor storage.



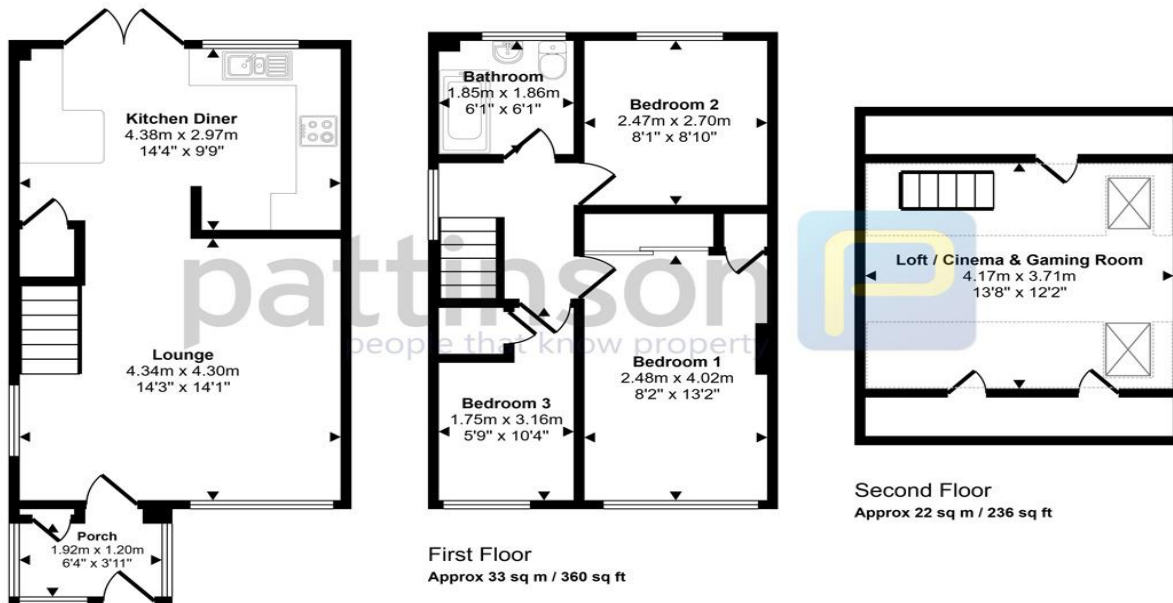
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## Detached Garage

Detached single garage located to the rear of the property with up and over door, providing secure parking or additional storage space. Accessed via the rear lane.



Approx Gross Internal Area  
91 sq m / 977 sq ft



**Ground Floor**  
Approx 35 sq m / 381 sq ft

Denotes head height below 1.5m

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
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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