



## 2 bed semi-detached house to buy in NE63

Institute Road, Ashington,  
Northumberland, NE63 8HP

**£149,950**

🏠 x2 🚗 x1 🚲 x1

Tenure

**Freehold**

Off Street parking

## Property features

- ✓ Modern Semi Detached House
- ✓ Two Bedrooms
- ✓ Kitchen/Diner & Cloakroom
- ✓ West Facing Garden
- ✓ EPC Rating B

## Key Information

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

## Description

\*\*\*MODERN SEMI DETACHED HOUSE - TWO BEDROOMS - KITCHEN/DINER - GROUND FLOOR CLOAKS - VERY WELL PRESENTED - WEST FACING GARDEN - GARDEN ROOM - TWO CAR DRIVEWAY - PERFECT FIRST TIME BUY - VIEW NOW\*\*\*

Pattinson Estate Agents welcome to the sales market this two bedroom semi detached house situated on Institute Road in the west end of Ashington, Northumberland. Built by Gleeson Homes in 2019 this well presented modern home is ideally situated for access to the towns amenities, shops, supermarkets, leisure facilities and travel links including the new train station linking directly into Newcastle city centre.

An internal inspection is essential to appreciate the accommodation on offer.

Briefly comprising; entrance hallway, lounge, kitchen/diner and ground floor cloaks. To the first floor two bedrooms and bathroom. Externally to the front an open plan lawn and gravelled driveway allowing off street parking for two cars. To the rear a generous, low maintenance west facing garden with purpose built garden room which has lights and power.

To arrange your viewing, please contact our Ashington Team

Council Tax Band: B

Tenure: Freehold

Price: £149,950

Property Type: Semi-detached house

Parking: Off Street, Driveway

Year built: 2019

Construction materials: Brick and block

Roofing type: Slate tiles

Heating: Gas

Electric: National Grid

Water: Direct mains water

Mobile signal coverage: Good

## Entrance Hallway

Via main access door to front, stairs to first floor, alarm panel, radiator.

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## Lounge

4.62m x 3.02m (15'1" x 9'10")

Window to front, TV point, radiator.

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## Lounge Additional



## Kitchen/Diner

4.11m x 2.33m (13'5" x 7'7")

Window to rear and French doors opening into the rear garden. Fitted with a range of white wall, floor and drawer units with brushed steel handles, grey roll edge worktops and tiled splashbacks, integrated gas hob and electric oven with extractor over, stainless steel sink and drainer with mixer tap, housed gas combi boiler, plumbing for washing machine, space for fridge/freezer, wood effect flooring, radiator.

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## Kitchen Area



## Dining Area



## Cloakroom

Wash hand basin with tiled splashback, push flush w.c, wood effect flooring, radiator.



## First Floor Landing

Loft access hatch to ceiling.



## Master Bedroom

4.19m x 3.07m (13'8" x 10'0")

Window to front, radiator.



## Master Bedroom Additional



## Bedroom Two

3.92m x 2.19m (12'10" x 7'2")

Window to rear radiator.  
Currently used as a study.



## Bathroom

2.23m x 1.79m (7'3" x 5'10")

Frosted window to rear. Fitted with a three piece white suite comprising panelled bath with shower over and additional shower mixer tap, pedestal wash hand basin and push flush w.c. Wood effect flooring, radiator.



## Rear Garden



## Garden Room



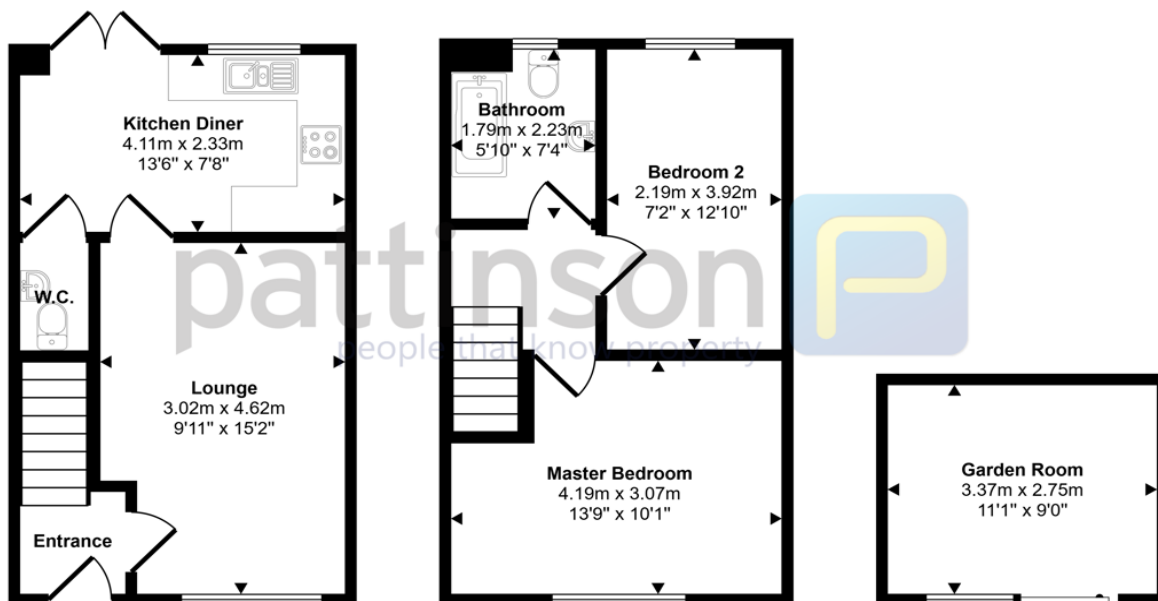
## Garden Room Interior



## Rear Elevation



Approx Gross Internal Area  
68 sq m / 736 sq ft



Ground Floor  
Approx 29 sq m / 315 sq ft

First Floor  
Approx 30 sq m / 321 sq ft

Garden Room  
Approx 9 sq m / 100 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
<i>Very energy efficient - lower running costs</i>			
(92-100) <b>A</b>			97
(81-91) <b>B</b>		83	
(69-80) <b>C</b>			
(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	

Institute Road, Ashington, Northumberland, NE63 8HP

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/>

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