



pattinson 

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

Sandpiper Way, Ashington,  
Northumberland, NE63 0DB

# £135,000

 x2  x1  x1

Tenure  
**Freehold**

Garage En Bloc parking

## Property features

- ✓ End Terraced House
- ✓ Two Bedrooms
- ✓ Sought After Location
- ✓ Upgraded Bathroom
- ✓ EPC Rating C

## 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

\*\*\*NURSERY PARK - END TERRACED HOUSE - TWO BEDROOMS - MODERN KITCHEN - UPGRADED BATHROOM - WELL PRESENTED - SOUTH/WEST FACING GARDEN - GARAGE - NO UPPER CHAIN - VIEW NOW\*\*\*

Pattinson Estate agents welcome to the sales market this two bedroom house situated on Sandpiper Way in the highly desirable Nursery Park in Ashington. Ideally situated close to the Wansbeck River with scenic views and walkways. Local primary and secondary schools are within walking distance and the town centre offers an array of shops, supermarkets, leisure facilities and travel links including the new train station linking directly onto Newcastle city centre.

This lovely home benefits from gas central heating via combi boiler, Upvc double glazing and is very well presented throughout. As we anticipate a high level of interest early viewings are essential.

Briefly comprising; entrance porch, lounge and kitchen/diner. To the first floor master bedroom with fitted wardrobes, bedroom two and the bathroom. Externally open plan lawns to the front and to the rear a good size enclosed garden with lawn and patio. Facing south westerly it's a perfect spot to catch the sun. Beyond the garden there is a single garage en bloc an ample on street parking.

To arrange your viewing, please contact our Ashington Team who will be happy to assist.

Council Tax Band: A

Tenure: Freehold

Price: Offers In The Region Of £135,000

Property Type: End of terrace house

Parking: Garage En Bloc

Construction materials: Brick and block

Roofing type: Slate tiles

Heating: Gas

Electric: National Grid

Water: Direct mains water

Mobile signal coverage: Good

## Entrance Porch

Via main access door to the front, wood effect flooring.



## Lounge

4.43m x 3.45m (14'6" x 11'3")

Full length window to the front with fitted venetian blinds. Wall mounted flame effect electric fire, two vertical radiators, open archway into the dining room, wood effect flooring.



## Lounge Additional



## Kitchen/Diner

Window to the rear with fitted venetian blinds and French doors opening into the rear garden. The kitchen area is fitted with a range of white high gloss wall, floor and drawer units with brushed steel handles and white square edge worktops with inset sink and shower mixer tap. Integrated Neff electric oven, grill and hob with extractor over, integrated fridge/freezer and dishwasher, spotlights to the ceiling. The dining area has a central open staircase to the first floor and vertical radiator. Wood effect flooring throughout.



## Kitchen Area

3.43m x 1.71m (11'3" x 5'7")



## Dining Area

3.35m x 2.45m (10'11" x 8'0")



## First Floor Landing

Built in storage cupboard, loft access hatch to the ceiling.  
Oak doors throughout.



## Bedroom One

3.57m x 3.28m (11'8" x 10'9")

Window to the front with fitted rollerblind, full length double fitted mirrored door wardrobes, radiator.



## Bedroom One Additional



## Bedroom Two

3.41m x 2.36m (11'2" x 7'8")

Window to the rear with fitted venetian blinds, built in single cabin bed, radiator.



## Bedroom Two Additional



## Bathroom

1.89m x 1.64m (6'2" x 5'4")

Frosted window to the rear. A recently upgraded modern suite comprising white panelled bath with chrome shower over and chrome mixer tap, wash hand basin with chrome mixer tap and push flush w.c set into a vanity unit with storage and counter top, chrome heated towel rail, part tiled walls and patterned tile flooring.



## Bathroom Additional



## Rear Garden



## Rear Garden Additional



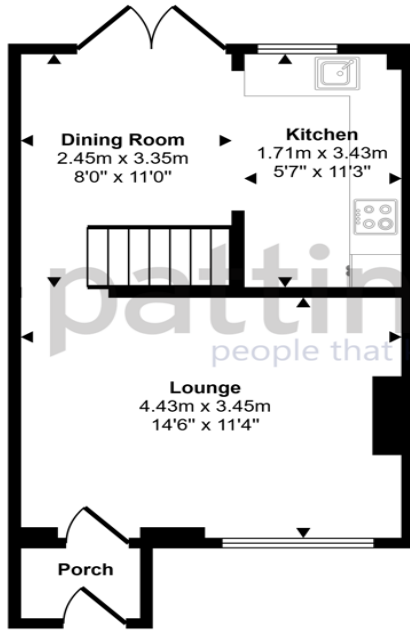
## Rear Elevation



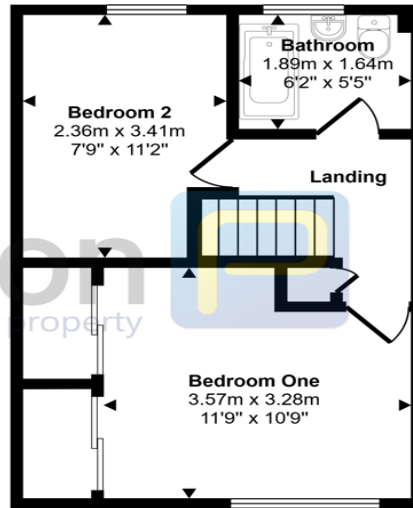
## Front Elevation



Approx Gross Internal Area  
63 sq m / 679 sq ft



Ground Floor  
Approx 32 sq m / 348 sq ft



First Floor  
Approx 31 sq m / 331 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>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>	70	
(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	

Sandpiper Way, Ashington, Northumberland, NE63 0DB

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.

