



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

Woodhorn Road, Ashington, Ashington, Northumberland, NE63 9ES

**£145,000**

 x3  x1  x2

Tenure  
**Freehold**

Garage parking

### Property features

- ✓ Semi Detached House
- ✓ Three Bedrooms
- ✓ Integrated Kitchen/Diner
- ✓ Conservatory
- ✓ Yard & Large Garage

## Key Information

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

## Description

\*\*\*SEMI DETACHED HOUSE - THREE BEDROOMS - MODERN KITCHEN/DINER - CONSERVATORY - SHOWER ROOM - BLOCK PAVED YARD - LARGE GARAGE - MUST BE VIEWED\*\*\*

Pattinson Estate Agents welcome to the sales market this three bedroom semi detached house situated on Woodhorn Road in Ashington, Northumberland. Ideally located for access to 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.

This well maintained property is warmed via gas central heating (combi boiler) and benefits from Upvc double glazing throughout. Early viewings are essential to appreciate the accommodation on offer.

Briefly comprising; entrance hallway, lounge, kitchen/diner and conservatory. To the first floor two double bedrooms and one single bedroom all with fitted wardrobes; shower room. Externally to the front and side low maintenance gardens with paved path and planted borders. To the rear an enclosed block paved yard with gated access. Further to the rear there is a large garage, kennels and garden area.

To arrange your viewing, please contact our Ashington Team.

Council Tax Band: A

Tenure: Freehold

Price: Offers In The Region Of £145,000

Property Type: Semi-detached house

Parking: Garage

Year built: 1912

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 Hallway

Via main access door to the side, stairs to first floor, understair storage cupboard, wood effect flooring, radiator.



## Entrance Hallway Additional



## Lounge

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

Bay window to the front, inset fireplace into the chimney breast, wood effect flooring, radiator.



## Lounge Additional



## Kitchen/Diner

5.18m x 3.42m (16'11" x 11'2")

Window to the side and French doors opening into the conservatory. A modern fitted kitchen with a range of grey high gloss wall, floor and drawer units with brushed steel handles, grey square edge worktops and breakfast bar and panelled splashbacks. One and a half white sink and drainer with chrome mixer shower tap, integrated dishwasher, electric cooker point with brushed steel extractor over, plumbing for washing machine, space for fridge/freezer, wood effect flooring, two radiators.



## Kitchen Area



## Dining Area



## Conservatory

5.05m x 2.41m (16'6" x 7'10")

Upvc construction with access door opening into the rear yard, tiled flooring, radiator.



## Conservatory Additional



## First Floor Landing

Window to the front, loft access hatch to the ceiling, radiator.



## Bedroom One

3.62m x 3.48m (11'10" x 11'5")

Window to the front, two fitted sliding door wardrobes, radiator.



## Bedroom One Additional



## Bedroom Two

3.49m x 2.35m (11'5" x 7'8")

Window to the rear, fitted sliding door wardrobe, built in storage cupboard housing the Baxi combi boiler, radiator.



## Bedroom Two Additional



## Bedroom Three

2.42m x 1.90m (7'11" x 6'2")

Window to the rear, fitted sliding door wardrobe, radiator.



## Shower Room

1.77m x 1.46m (5'9" x 4'9")

Frosted window to the side. A walk in double shower cubicle with white tray, electric shower and glass screen door, pedestal wash hand basin with chrome mixer tap, push flush w.c, chrome heated towel rail, fully tiled walls, spotlights to ceiling, vinyl flooring.



## Rear Yard



## Rear Elevation



## Garage

6.57m x 3.18m (21'6" x 10'5")

With roller door, lights and power points. An additional door at the side leading to a large storage area and paved garden area at the rear.

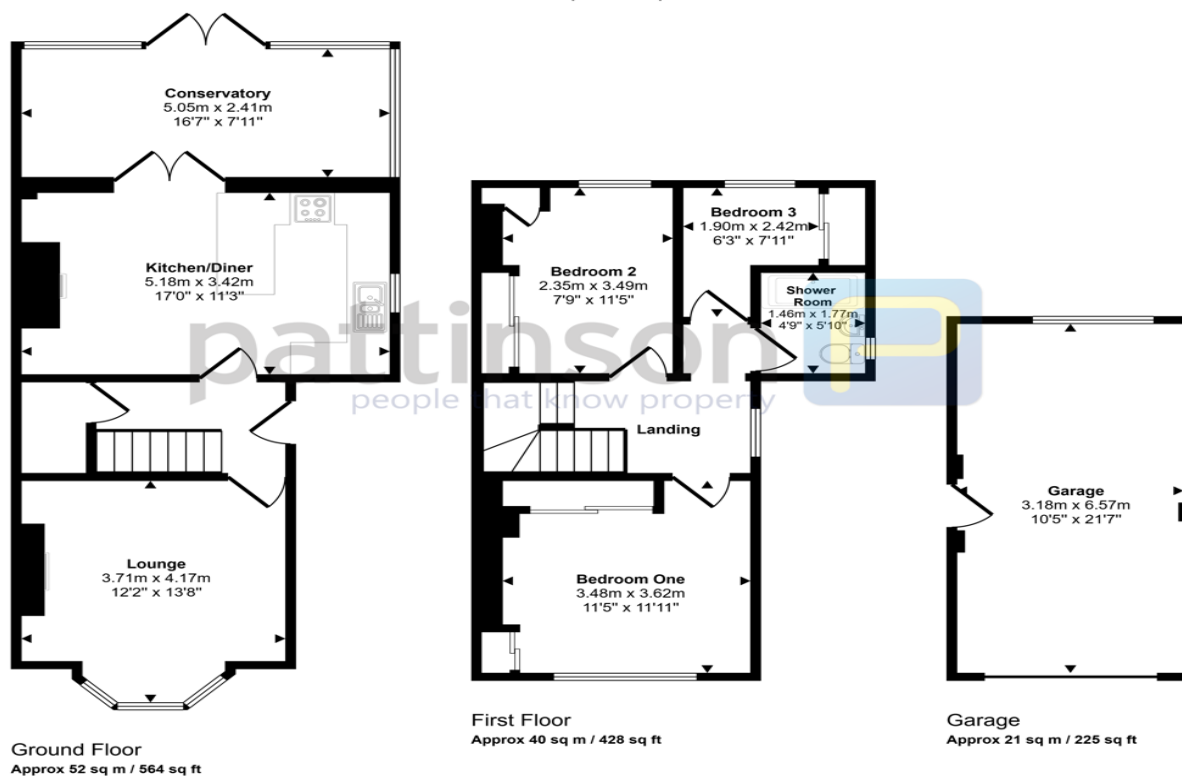


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## Front Elevation



Approx Gross Internal Area  
113 sq m / 1217 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.

Woodhorn Road, Ashington, Ashington, Northumberland, NE63 9ES

Contact your local branch today for more information on this property:  
**G&T Properties Dudley Road, Brierley Hill, West Midlands, DY5 1HA,**  
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