



pattinson 

### 3 bed terraced house to buy in

Manley View, Ashington, Northumberland,  
NE63 9TE

**£65,000** Starting Bid

 x 3  x 1  x 1

Tenure

**Freehold**

On Street parking

### Property features

- ✓ For Sale By Auction
- ✓ Terraced House
- ✓ Popular Location
- ✓ South Facing Garden
- ✓ EPC Rating D

## Key Information

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

## Description

\*\*\*FOR SALE BY AUCTION - TERRACED HOUSE - THREE BEDROOMS - POPULAR LOCATION - SOUTH FACING GARDEN - LOUNGE/DINER - IDEAL INVESTMENT - VIEW NOW\*\*\*

Pattinson Auction offer for sale this three bedroom terraced house situated on Manley View in North Seaton, Ashington. A sought after location which is ideally placed for access to local shops, amenities and travel links and within walking distance of the local school, Dukes Academy. Newbiggin By The Sea sits just a mile to the East and Ashington town centre just a few minutes drive with the new train station linking directly into Newcastle City Centre.

In need of refurbishment, we anticipate a high level of interest - early viewings are essential to avoid disappointment.

Briefly comprising; entrance hallway, cloakroom, lounge/diner and kitchen. To the first floor three bedrooms and bathroom. Externally to the front an open plan lawned garden and to the rear a pleasant south facing garden with outbuilding for storage. There is ample on street parking to both the front and rear.

To arrange your viewing please contact our Ashington Team.

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £65,000

Property Type: Terraced House

Parking: 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

1.55m x 0.96m (5'1" x 3'1")

Via main access door to the front, windows to sides, secure access door into the hallway.



## Entrance Hallway

Stairs to the first floor, understair storage cupboard, radiator.



## Entrance Hallway Additional



## Cloakroom

Frosted window to the front. Wash hand basin, w.c, half tiled walls.



## Lounge/Diner

5.30m x 4.23m (17'4" x 13'10")

Sliding patio doors opening into the rear garden, fireplace and hearth, radiator.



## Lounge/Diner Additional



## Kitchen

2.55m x 2.54m (8'4" x 8'4")

Window to the front. Fitted white wall, floor and drawer units, laminate worktops, tiled splashbacks, sink and drainer, integrated oven and hob, integrated fridge freezer, built in pantry, plumbing for washing machine, tiled flooring, radiator.



## Kitchen Additional



## Rear Hallway

Secure access door into the rear garden.



## First Floor Landing

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



## Bedroom One

4.03m x 2.62m (13'2" x 8'7")

Full length window to the front, fitted wardrobes, radiator.



## Bedroom Two

3.84m x 2.59m (12'7" x 8'5")

Full length window to the rear, fitted wardrobes, radiator.



## Bedroom Three

2.74m x 2.14m (8'11" x 7'0")

Window to the rear, radiator.



## Bathroom

1.98m x 1.69m (6'5" x 5'6")

Frosted window to the rear. Fitted bath, sink and w.c, electric shower, fully tiled walls and ceiling, radiator.



## Rear Garden



## Garden Storage

2.82m x 2.14m (9'3" x 7'0")

Secure outbuilding at the rear for storage.



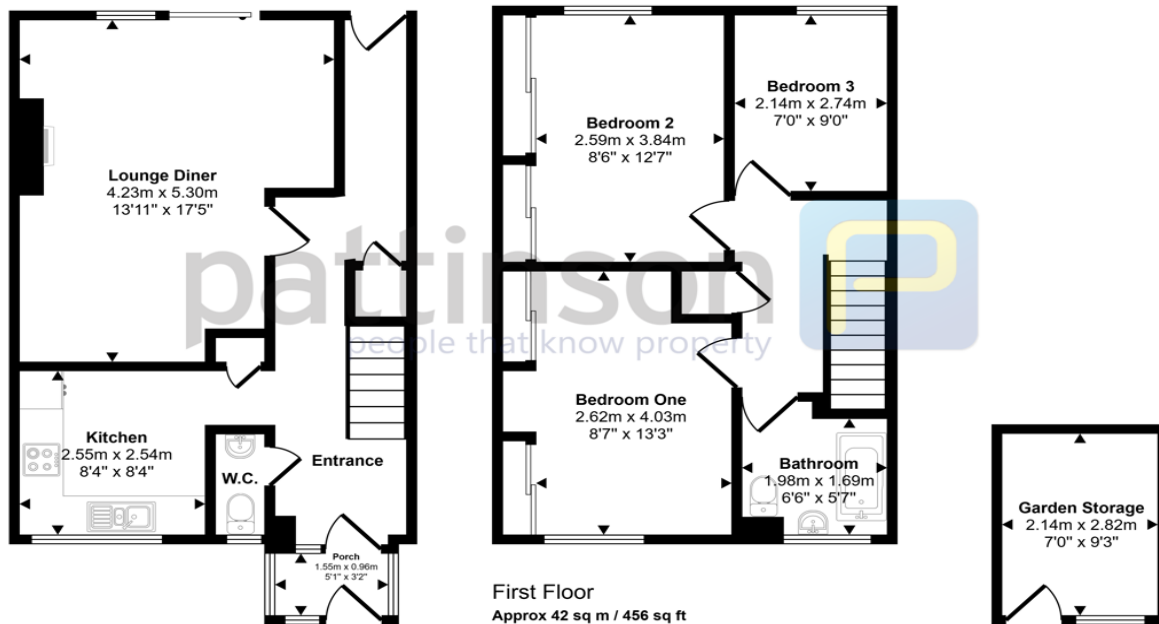
## Rear Elevation



## Front Garden



Approx Gross Internal Area  
93 sq m / 1004 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>			<b>S1</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>64</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	

Manley View, Ashington, Northumberland, NE63 9TE

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

