



### 3 bed terraced house to buy in

Castle Terrace, Ashington,  
Northumberland, NE63 9JH

**£95,000**

 x 3  x 1  x 1

Tenure

**Freehold**

### Property features

- ✓ Three Bedrooms
- ✓ Terrace House
- ✓ Well Presented
- ✓ D/G & GCH
- ✓ EPC Rating C

On Street parking

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: C
- ✓ Heating supply: Gas

## Description

\*\*\*THREE BEDROOM TERRACED HOUSE - WELL PRESENTED - TWO RECEPTIONS - OFF STREET PARKING - NO ONWARD CHAIN\*\*\*

Pattinson Estate Agents welcome to the sales market this three bedroom terraced house situated on Castle Terrace in Ashington. Ideally located for the town centre, schools, shops and amenities, the property has been fully refurbished to a high standard.

Briefly comprising; entrance hallway, lounge, dining room, kitchen and bathroom. To the first floor three bedrooms. Externally a small gated yard to the front and an enclosed walled yard to the rear with double gates opening for off street parking.

Being sold with No Upper Chain

Please call our Ashington Team on 01670 568096 or email [ashington@pattinson.co.uk](mailto:ashington@pattinson.co.uk) to arrange your viewing.

EPC C

Council Tax Band: A

Tenure: Freehold

Price: Offers In The Region Of £95,000

Property Type: Terraced House

Parking: On Street

Heating: Gas

## Hallway

Via double glazed door  
-Stairs to first floor



## Living Room

4.10m x 3.70m (13'5" x 12'1")

Window to front, radiator, wood effect flooring.



## Dining Room

3.60m x 3.50m (11'9" x 11'5")

Window to rear, radiator, wood effect flooring, two storage cupboards (one housing combi boiler)



## Kitchen

2.70m x 2.00m (8'10" x 6'6")

Window to side. A newly fitted modern kitchen with a range of wall, floor and drawer units with wood effect worktops and tiled splashbacks, sink and drainer with mixer tap, integrated electric induction hob and oven with chimney style extractor over, plumbing for washing machine, wood effect flooring.



## Additional Image



## Rear Hallway

Access door into rear yard

## Bathroom

Frosted window to side. Newly fitted three piece white suite comprising panelled bath with shower tap attachment and tiled splashback, pedestal wash hand basin and w.c, radiator, wood effect flooring.



## First Floor Landing



## Bedroom 1

3.90m x 3.30m (12'9" x 10'9")

Window to rear, radiator.



## Bedroom 2

3.60m x 2.60m (11'9" x 8'6")

Window to rear, radiator.



## Bedroom 3

3.60m x 2.40m (11'9" x 7'10")

Window to rear, radiator.



## Externally

A small gated yard to the front and enclosed walled yard to the rear with double gates offering off street parking.

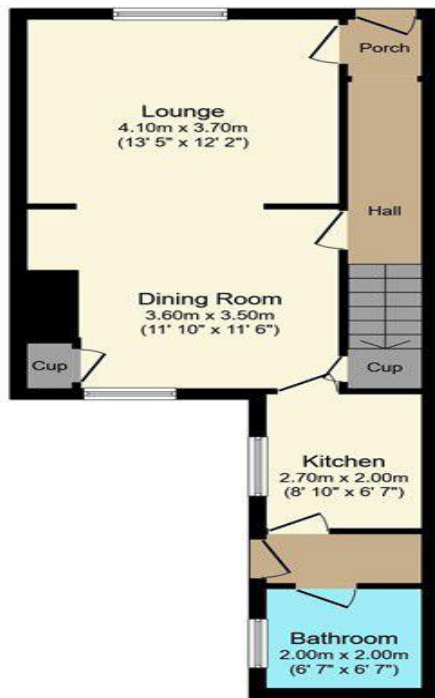


## Rear Elevation



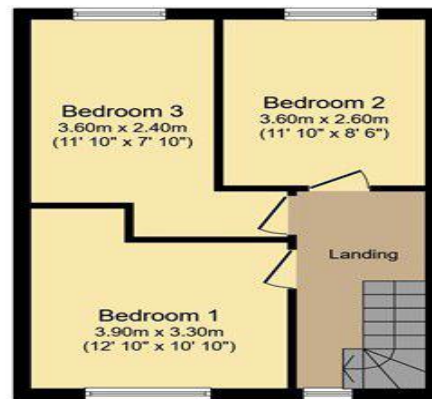
## Floor Plan





**Ground Floor**

Floor area 49.4 sq.m. (532 sq.ft.) approx



**First Floor**

Floor area 37.4 sq.m. (403 sq.ft.) approx

Total floor area 86.9 sq.m. (935 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) <b>A</b>			
(81-91) <b>B</b>			85
(69-80) <b>C</b>		71	
(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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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/>

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