



To buy

pattinson 

### 3 bed terraced house to buy in

Woodhorn Road, Ashington,  
Northumberland, NE63 9EW

**£135,000**

 x3  x1  x1

Tenure

**Freehold**

Garage parking

### Property features

- ✓ Larger Style Terraced House
- ✓ Three Bedrooms, Two Receptions
- ✓ Well Presented Throughout
- ✓ Yard To Rear
- ✓ 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

\*\*\*LARGER STYLE TERRACED HOUSE - THREE BEDROOMS - TWO RECEPTIONS - WELL PRESENTED THROUGHOUT - CLOSE TO TOWN CENTRE - YARD - GARDEN - GARAGE - MUST BE VIEWED\*\*\*

Pattinson Estate Agents welcome to the sales market this larger style terraced house situated on Woodhorn Road in Ashington, Northumberland. A popular location close to the town centre with an array of shops, supermarkets, leisure facilities and travel links including the new train station connecting directly into Newcastle City Centre. Local primary and secondary schools are within easy reach and the coast sits just two miles to the east.

Warmed via gas central heating (combi boiler) and with Upvc double glazing throughout this well presented property must be viewed to be appreciated.

Briefly comprising; entrance porch, hallway, lounge, dining room, kitchen and ground floor bathroom. To the first floor two double bedrooms and one single bedroom. Externally to the front a walled town garden with gated access and to the rear an enclosed walled yard with secure gated access. Further to the rear there is a single garage and private garden.

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: Terraced House

Parking: Garage, On Street

Year built: 1911

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

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



## Entrance Hallway

Stairs to the first floor, wood effect flooring, radiator.



## Entrance Hallway Additional



## Lounge

4.20m x 3.90m (13'9" x 12'9")

Bay window to the front with fitted venetian blinds, fireplace into the chimney breast with slate hearth and wood mantle, wood flooring, open archway into the dining room, radiator.



## Lounge Additional



## Dining Room

3.47m x 3.40m (11'4" x 11'1")

Window to the rear with fitted venetian blind, large understair storage cupboard, two additional storage cupboards - one of which houses the gas central heating boiler. Wood flooring, radiator.



## Dining Room Additional



## Kitchen

3.81m x 2.23m (12'6" x 7'3")

Window to the side. A modern fitted kitchen with a range of white high gloss wall, floor and drawer units with brushed steel handles, wood effect square edge worktops, matching trims and white tiled splashbacks, one and a half stainless steel sink and drainer with mixer tap, integrated white electric oven and hob with brushed steel extractor over, plumbing for washing machine, space for fridge/freezer, patterned vinyl flooring, radiator.



## Kitchen Additional



## Rear Hallway

Secure access door into the rear yard, patterned vinyl flooring.



## Bathroom

2.30m x 1.66m (7'6" x 5'5")

Frosted window to the side. Fitted with a three piece white suite comprising panelled bath with shower over, pedestal wash hand basin and push flush w.c. Wall mounted mirrored vanity unit, chrome heated towel rail, part tiled walls and tiled splashbacks, patterned vinyl flooring.



## Bathroom Additional



## First Floor Landing

Window to the rear, built in storage cupboard, loft access hatch to the ceiling.



## Master Bedroom

3.41m x 2.89m (11'2" x 9'5")

Window to the front with fitted venetian blind, wall mounted TV point, radiator.



## Master Bedroom Additional



## Bedroom Two

3.67m x 2.74m (12'0" x 8'11")

Window to the rear with fitted venetian blind, built in double cupboard with hanging space and overhead storage, radiator.



## Bedroom Three

3.52m x 1.98m (11'6" x 6'5")

Window to the front with fitted venetian blind, radiator. Currently used as a study.



## Rear Yard



## Rear Elevation



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## Garage/Garden

Across the access road at the rear.

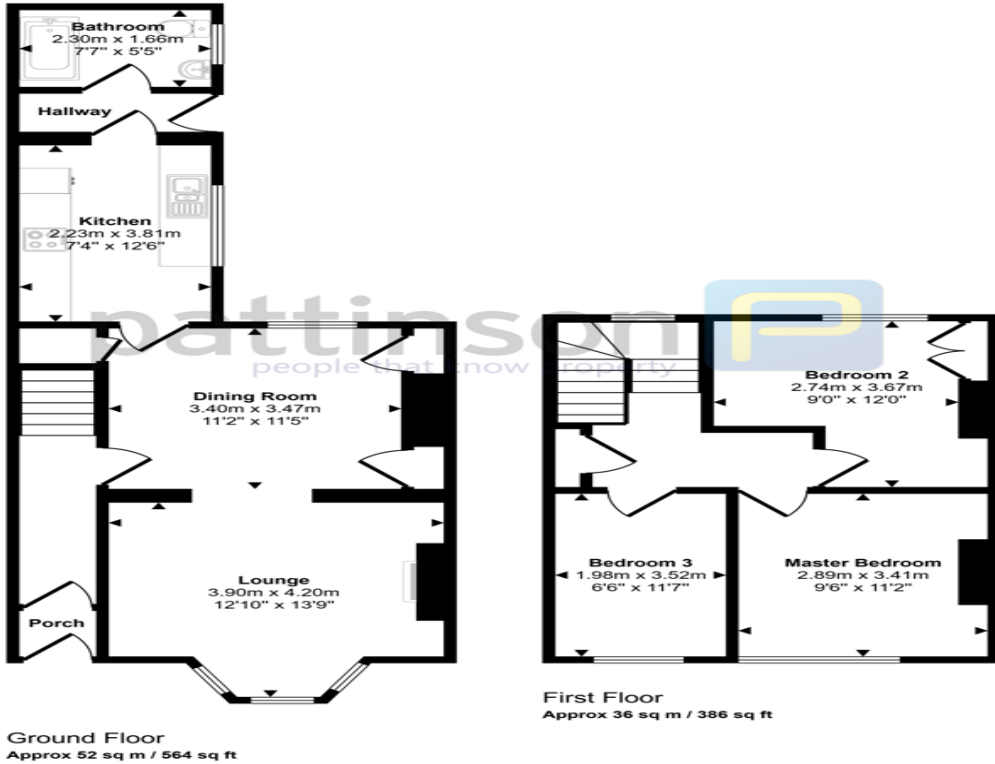


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## Front Elevation



Approx Gross Internal Area  
88 sq m / 950 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
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			85
(69-80) <b>C</b>		75	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

Woodhorn Road, Ashington, Northumberland, NE63 9EW

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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