



pattinson 

### 3 bed terraced house to buy in

Cresswell Terrace, ashington, Ashington,  
Northumberland, NE63 8RY

# £130,000

 x3  x1  x2

Tenure

**Freehold**

### Property features

- ✓ NO UPPER CHAIN
- ✓ REFURBISHED THROUGHOUT
- ✓ FREEHOLD
- ✓ OFF STREET PARKING TO THE REAR
- ✓ EPC Rating D

Off Street parking

Garden

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTC (fibre to the cabinet)
- ✓ Mobile signal: Good

## Description

FREEHOLD / NO UPPER CHAIN / FULLY REFURBISHED / CLOSE TO ASHINGTON TRAIN STATION / ENCLOSED FRONT GARDEN

We are delighted to welcome to the sales market this recently renovated three-bedroom mid-terrace property on Cresswell Terrace, Ashington. Finished to a modern standard throughout, the home offers a spacious lounge and dining area, a newly fitted kitchen, a contemporary ground floor shower room, and three well-proportioned bedrooms to the first floor. Externally, the property benefits from an enclosed, low-maintenance front garden.

Ideally located close to Ashington Train Station and a range of local amenities, this charming home is an excellent opportunity for first-time buyers, investors, or those seeking a ready-to-move-into property.

Council Tax Band: A

Tenure: Freehold

Price: £130,000

Property Type: Terraced House

USPs: Garden, Chain free

Parking: Off Street, On Street, Driveway, Gated, Rear

Year built: 1900

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTC (fibre to the cabinet)

Mobile signal coverage: Good

## Front Entrance Porch

Entered via the front pathway and UPVC door, the entrance porch opens into the main lounge area. Neutral décor and laminate flooring. Includes built-in under-stair storage.



## Lounge

Spacious front lounge with neutral décor and new grey fitted carpet. Large front window providing plenty of natural light. Open plan access through to the dining area.



## Dining Room

Located to the rear of the property with neutral décor and new grey fitted carpet. Ample space for dining furniture. Access through to the kitchen and staircase to the first floor.



## Kitchen

Newly fitted modern kitchen with a range of wall and base units, worktops, and tiled splashbacks. Integrated oven and hob with extractor. Rear window and access door leading to the ground floor shower room.



## Shower Room

Modern shower room fitted with corner shower enclosure, WC and hand wash basin. Part tiled walls and vinyl flooring. Rear window providing natural light and ventilation.



## Bedroom One

Spacious double bedroom located to the front of the property. Newly decorated with fresh neutral walls and new grey fitted carpet. Large window providing good natural light.



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## Bedroom Two

Good-sized bedroom positioned to the rear of the property. Newly decorated with neutral walls and new grey fitted carpet. Window overlooking the rear.



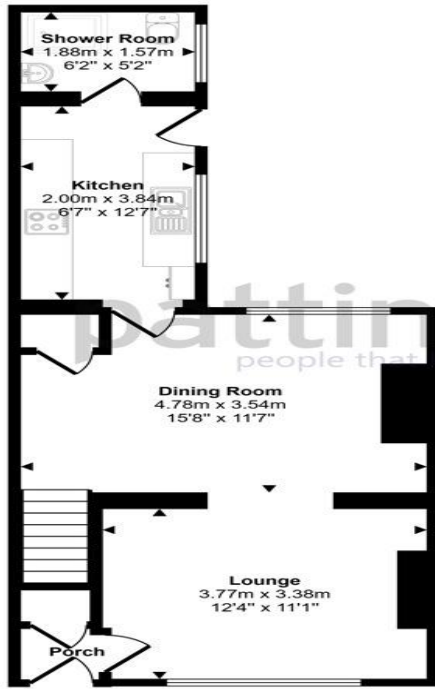
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## Bedroom Three

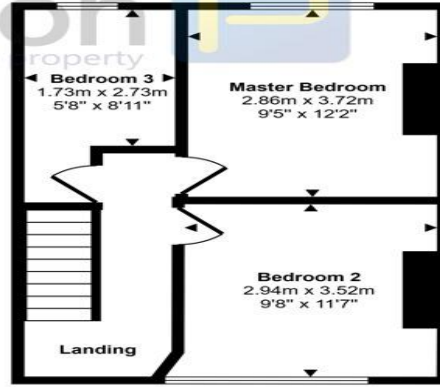
Single bedroom located to the front of the property. Newly decorated with neutral walls and new grey fitted carpet. Ideal for a child's room, office, or dressing room.



Approx Gross Internal Area  
80 sq m / 866 sq ft



**Ground Floor**  
Approx 45 sq m / 487 sq ft



**First Floor**  
Approx 35 sq m / 379 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>			
(55-68) <b>D</b>		55	
(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	

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Contact your local branch today for more information on this property:

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