



pattinson 

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

Waterford Green, ., Ashington, Northumberland, NE63 0DD

# £220,000

 x 4  x 2  x 1

Tenure

**Freehold**

Garage parking

## Property features

- ✓ FREEHOLD
- ✓ Popular Nursery Park Estate
- ✓ Close To Scenic Wansbeck River
- ✓ Kitchen With Integral Garage
- ✓ EPC Rating C

## Key Information

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

## Description

Situated on the popular Nursery Park Estate in Ashington, this mature and quiet development offers excellent access to local amenities and scenic walks along the Wansbeck River.

The property briefly comprises; entrance porch, hallway, spacious open plan lounge/diner, and a kitchen with integral access to the attached garage. Stairs from the hallway lead to the first floor landing, giving access to the master bedroom benefiting from fitted wardrobes and an en-suite WC, a second and third bedroom, and a fourth bedroom also featuring fitted wardrobes.

Externally, the property offers a low maintenance garden to the front with a large driveway providing off street parking. There is side access to the generous enclosed rear garden, which is well presented and ideal for families or outdoor entertaining.

Council Tax Band: C

Tenure: Freehold

Price: £220,000

Property Type: Semi-detached house

Parking: Garage, Off Street, On Street, Driveway, Driveway & Garage

Year built: 1980

Construction materials: Brick and block

Roofing type: Clay tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: 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

## Entrance Porch

Double glazed entrance door, laminate flooring and neutral décor. Access into the main hallway.



## Hall

Laminate flooring, radiator and stairs leading to the first floor landing. Access into the lounge/diner.



## Lounge / Diner

*3.50m x 6.79m (11'5" x 22'3")*

Spacious open plan lounge and dining area with laminate flooring and neutral décor throughout. Double glazed window to the front elevation and patio doors to the rear providing access into the garden and allowing plenty of natural light. Two radiators, fitted ceiling lights and ample space for both lounge and dining furniture.



## Kitchen

*3.43m x 3.01m (11'3" x 9'10")*

Fitted with a range of wall and base units with contrasting work surfaces and tiled splashbacks. Incorporating sink unit, integrated double oven, gas hob with extractor hood and space for additional appliances. Laminate flooring, radiator, spot lighting and double glazed window overlooking the rear garden. Double glazed door providing access to the rear garden, built in storage cupboard and integral access into the garage.



## First Floor Landing

Carpeted landing with neutral décor, built in storage cupboard and loft access. Providing access to all four bedrooms and the family bathroom.



## Bedroom 1

3.56m x 3.28m (11'8" x 10'9")

Double bedroom with fitted sliding wardrobes, carpet flooring and neutral décor. Double glazed window to the front elevation, radiator and access into the en-suite WC. Ample space for additional bedroom furniture.



## En-Suite WC

0.81m x 1.78m (2'7" x 5'10")

Fitted with a low level WC and wash hand basin set within a vanity unit with storage below. Part tiled walls, double glazed window and radiator.



## Bedroom Two

2.49m x 3.38m (8'2" x 11'1")

Double bedroom with carpet flooring, radiator and double glazed window to the front elevation. Neutral décor and ample space for bedroom furniture.



## Bedroom Three

2.37m x 2.82m (7'9" x 9'3")

Bedroom with carpet flooring, radiator and double glazed window to the rear elevation. Currently used as a home office with neutral décor throughout.



## Bedroom Four

1.45m x 3.30m (4'9" x 10'9")

Bedroom with fitted sliding wardrobes, carpet flooring and double glazed window to the rear elevation. Radiator and neutral décor throughout. Currently utilised as a dressing room.



## Bathroom/WC

2.41m x 1.63m (7'10" x 5'4")

Modern family bathroom fitted with a panelled bath with shower over and glass screen, wash hand basin and low level WC. Fully tiled walls, heated towel rail, spot lighting and double glazed window. Finished with laminate style flooring.



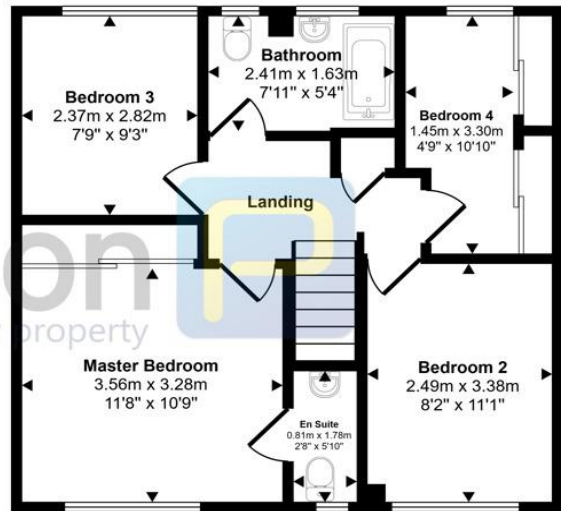
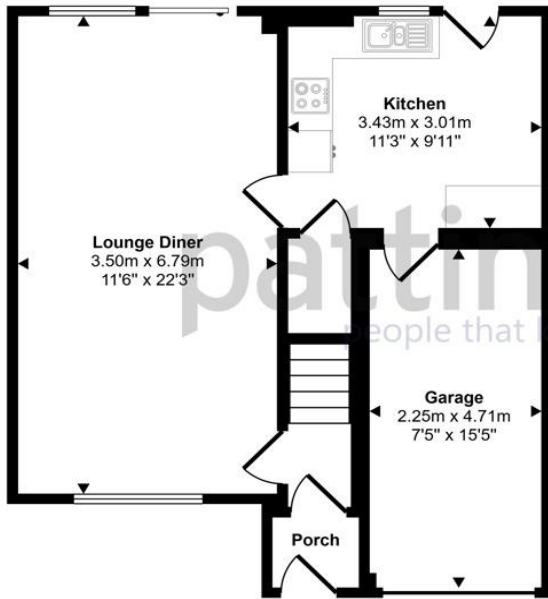
## Externally

To the front of the property there is a low maintenance garden alongside a large driveway providing off street parking and access to the attached garage.

To the rear is a well presented North West facing enclosed garden, mainly laid to lawn with patio and decking seating areas making it ideal for outdoor entertaining. The garden also benefits from mature planted borders and fenced boundaries for additional privacy.



Approx Gross Internal Area  
101 sq m / 1090 sq ft



First Floor  
Approx 49 sq m / 527 sq ft

Ground Floor  
Approx 52 sq m / 563 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>		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:

**126A Trinity Street, Huddersfield, West Yorkshire, HD1 4DT, Tel: 01484 506211,  
admin@yellowbrickroadestateagents.co.uk, www.ybrea.co.uk**

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