



### 3 bed terraced house to buy in

Park Road, Ashington, Ashington,  
Northumberland, NE63 8DZ

**£115,000** Offers Over

 x3  x1  x1

Tenure

**Freehold**

Garage parking

### Property features

- ✓ Much Improved and Modernised
- ✓ Three Bedrooms
- ✓ Stylish Kitchen & Utility
- ✓ On-Site Garage
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: ADSL copper wire
- ✓ Mobile signal: Good

## Description

A much improved and well updated mid terrace house. Well placed within Park Road, the home has a pleasant front outlook over the park and provides a extremely convenient location close to the train station, amenities and shops.

Presented in good order, the home offers ready-to-move into accommodation, briefly comprising: entrance lobby, living and dining room with access into the stylish fitted kitchen and the internal hall, which offers access to the first floor accommodation. Off the kitchen there is a good sized utility room providing access into the modern three piece suite bathroom and the enclosed private rear yard. On the upper floor you find three bedrooms, two doubles and a single room with skylight.

Outside there is a private low maintenance front garden and a nicely enclosed private rear yard. In addition, there is a good sized on-site garage with power and lighting,

This is a lovely home and we feel it would make a wonderful purchase for a first-time-buyer or someone looking to down-size buy.

Please call the local sales team to set up an appointment to view or to obtain further information.

Council Tax Band: A

Tenure: Freehold

Price: Offers Over £115,000

Property Type: Terraced House

Parking: Garage

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

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: ADSL copper wire

Mobile signal coverage: Good

## Entrance

Double glazed entrance door opening into the lobby. Onward access into the living/dining room.

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## Living and Dining Room

5.25m x 4.15m (17'2" x 13'7")

Situated to the front with glazed double doors providing access into the stylish fitted kitchen. A large double glazed window to the front allows the natural light to flood into the space. The chimney breast has effective feature panelling and there are central heating radiators. An inner door offers access into the internal hall where a return staircase takes you to the first floor landing.



## Another Living Room Image



## Additional Living Room Image



## Living Room Image



## Kitchen

3.37m x 2.24m (11'0" x 7'4")

Fitted with a tasteful range of wall and base units with complementing wall tiling and preparation work surfaces. Integrated appliances include: electric hob, electric oven and extractor hood. There is space for a free-standing fridge/freezer, a sink unit with mixer taps and drainer board, effective ceiling down-lighting and a double glazed window to the rear elevation. It's lovely!



## Another Kitchen Image



## Additional Kitchen Image



## Utility Room

*1.91m x 2.08m (6'3" x 6'9")*

Fitted with work surfaces which are uniform to the kitchen units. Wall mounted boiler, double glazed window to the side elevation, plumbing for washing machine, double glazed door to the side offering access into the rear yard, double central heating radiator, access into the bathroom.



## Additional Utility Room Image



## Bathroom

*1.91m x 2.17m (6'3" x 7'1")*

A white three piece suite comprising: bath with shower over, low level WC and pedestal wash hand basin. The wall and floor coverings complement the suite nicely and there is a double glazed window to the side elevation and a central heating radiator.

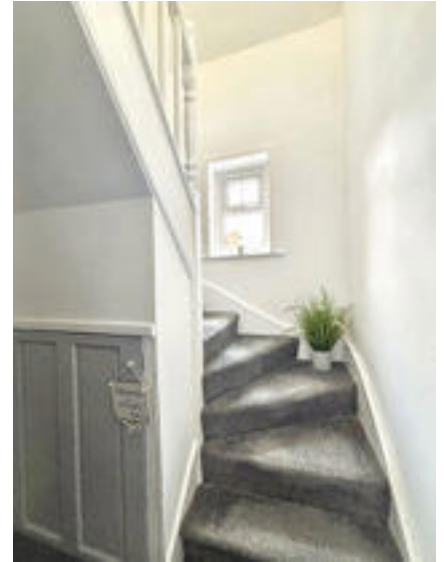


## Another Bathroom Image



## Inner Hall

Located off the living room. A under stairs cupboard provides useful storage and a return staircase leads to the first floor landing. Double glazed window on the split level.



## First Floor Landing

Another useful storage cupboard. Access into the three bedrooms and loft.



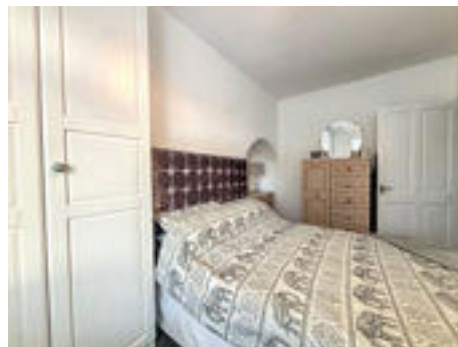
## Bedroom One

*2.57m x 4.19m (8'5" x 13'8")*

Situated to the front with a double glazed window and central heating radiator.



## Another Bedroom One Image



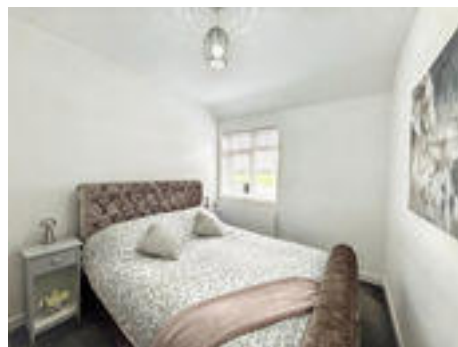
## Bedroom Two

*2.62m x 3.18m (8'7" x 10'5")*

Another pleasant room situated to the front with a double glazed window and central heating radiator.



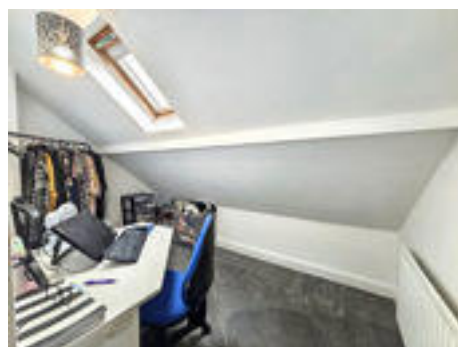
## Another Bedroom Two Image



## Bedroom Three

*2.62m x 3.18m (8'7" x 10'5")*

Situated to the rear there is skylight and a central heating radiator. Please note, this room has restricted head height in parts.



## Outside

There is a private low maintenance garden to the front. To the rear, there is a private nicely enclosed yard with direct access into the on-site garage.



## Another Outside Image



## On-site Garage

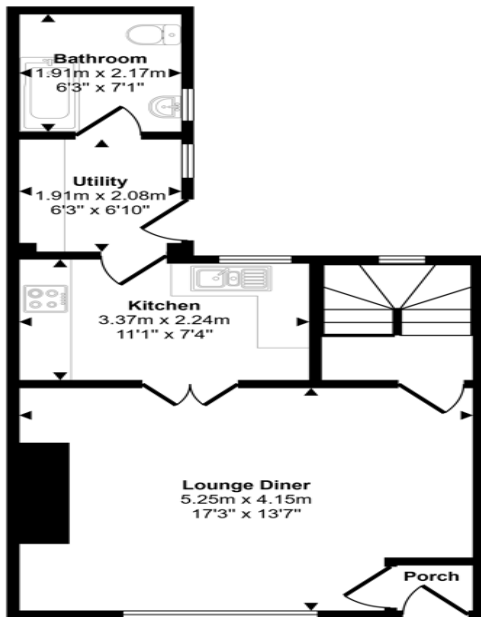
A useful addition to the property which can offer off-road parking or extra storage. The garage has an up-and-over door, power and lighting and a double glazed window.



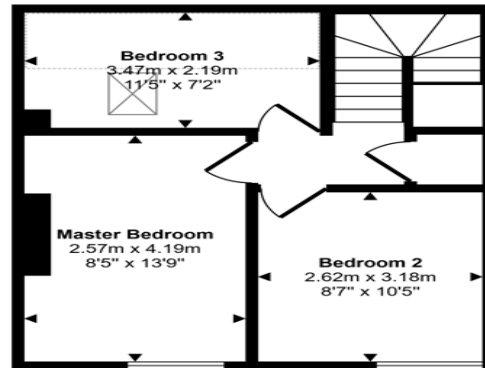
## Floor Plan



Approx Gross Internal Area  
78 sq m / 838 sq ft



Ground Floor  
Approx 43 sq m / 462 sq ft



First Floor  
Approx 35 sq m / 376 sq ft

☐ Denotes head height below 1.5m

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>	70	
(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	

Park Road, Ashington, Ashington, Northumberland, NE63 8DZ

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

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admin@yellowbrickroadestateagents.co.uk, www.ybrea.co.uk**

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