



## 3 bed end of terrace house to buy in NE63

Wansbeck Road, Ashington,  
Northumberland, NE63 8HZ

# £125,000

 x3  x2  x2

Tenure  
**Freehold**

Garage parking

## Property features

- ✓ Larger Style End Terraced House
- ✓ Three Bedrooms, Two Receptions
- ✓ Sought After Location
- ✓ Yard & 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
- ✓ Mobile signal: Good

## Description

\*\*\*LARGER STYLE TERRACED HOUSE - THREE BEDROOMS - TWO RECEPTIONS - GROUND FLOOR CLOAKS - UPGRADED BATHROOM - IN NEED OF SOME MODERNISATION - SOUGHT AFTER LOCATION - NO UPPER CHAIN - VIEW NOW\*\*\*

Pattinson Estate Agents welcome to the sales market this three bedroom end terraced house situated on Wansbeck Road in the west end of Ashington. A popular location close to local primary and secondary schools and within walking distance of the town centre with an array of shops, supermarkets, leisure facilities and travel links including the new train station linking directly into Newcastle city centre.

This well maintained property is warmed via gas central heating (combi boiler, 3 years old)) and benefits from Everest Upvc double glazing. In need of some modernisation and priced to sell, we anticipate a high level of interest. Early viewings are essential.

Briefly comprising; entrance porch, lounge, dining room, kitchen, rear hallway and ground floor cloakroom. To the first floor three bedrooms all with fitted wardrobes and family bathroom. Externally to the front a small town garden with gated access and on street parking. To the rear an enclosed walled yard with single garage and secure gated access.

To arrange your viewing appointment please contact our Ashington Team

Council Tax Band: A

Tenure: Freehold

Price: Offers In The Region Of £125,000

Property Type: End of terrace house

Parking: Garage

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

Window to front and main access door to the front, wood panelled walls.

---

## Lounge

5.34m x 3.25m (17'6" x 10'7")

Window to front with fitted blinds, stone built fireplace with electric flame effect fire, wooden alcoves and shelving, stairs to first floor, two radiators.



## Lounge Additional



## Dining Room

4.80m x 3.00m (15'8" x 9'10")

Window to rear with fitted blinds, large understair storage cupboard, additional storage cupboard housing Baxi gas combi boiler, open archway into the kitchen, two radiators.



## Dining Room Additional



## Kitchen

3.95m x 1.77m (12'11" x 5'9")

Window to side with fitted roller blind. Fitted with a range of wood wall, floor and drawer units with roll edge worktops and tiled splashbacks, one and a half stainless steel sink and drainer with mixer tap, electric cooker point, plumbing for washing machine, space for fridge/freezer, vinyl flooring, striplight to ceiling.



## Kitchen Additional



## Rear Hallway

Secure access door into the rear yard. Wood panelled walls, tiled flooring.



## Cloakroom

Frosted window to side. Floating wash hand basin, w.c, radiator, tiled flooring.



## First Floor Landing

Window to side, loft access hatch to ceiling.



## Master Bedroom

3.20m x 3.05m (10'5" x 10'0")

Window to rear with fitted blinds, fitted wardrobes with overhead storage, radiator.



## Master Bedroom Additional



## Bedroom Two

3.33m x 2.43m (10'11" x 7'11")

Window to front with fitted blinds, fitted double wardrobe and additional storage cupboard, radiator.



## Bedroom Two Additional



## Bedroom Three

*2.81m x 2.26m (9'2" x 7'4")*

Window to front with fitted blinds, double fitted wardrobe with overhead storage, radiator.



## Bedroom Three Additional



## Bathroom

*2.05m x 2.05m (6'8" x 6'8")*

Frosted window to rear with fitted roller blind. A white suite comprising low level panelled bath with chrome shower over, wash hand basin and w.c set in a white vanity unit with chrome fittings and storage, chrome heated towel rail with mirrored vanity unit above, built in storage cupboard, fully tiled walls, pvc panelled ceiling, wood effect flooring.



## Bathroom Additional



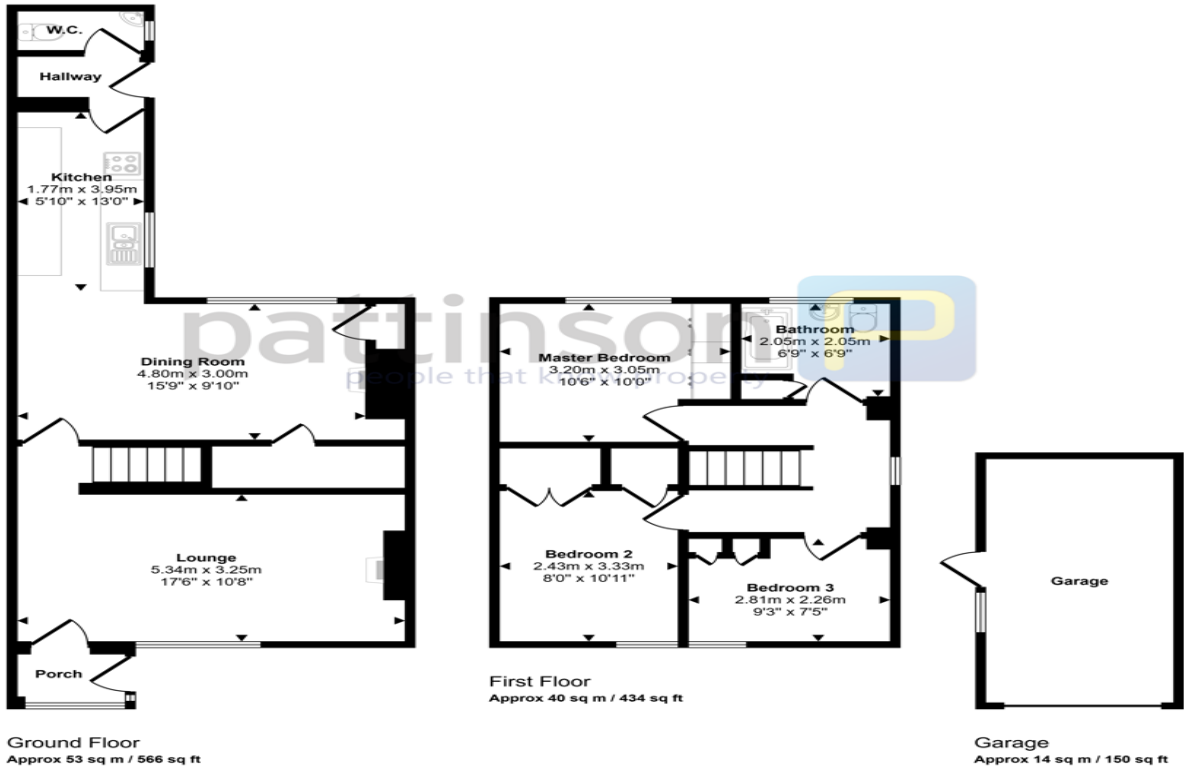
## Rear Yard/Garage



## Rear Elevation



Approx Gross Internal Area  
107 sq m / 1150 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>		<b>81</b>
(69-80) <b>C</b>	<b>70</b>	
(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	

Wansbeck Road, Ashington, Northumberland, NE63 8HZ

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**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

