



2 bed terraced house to buy in

Briardene, Ashington, Northumberland,
NE63 8DU

£105,000

 x2  x1  x1

Tenure

Freehold

On Street parking

Property features

- ✓ Terraced House
- ✓ Two Double Bedrooms
- ✓ Well Presented Throughout
- ✓ Gardens Front & Rear
- ✓ EPC Rating D

Key Information

- ✓ Council Tax: **Band A**
- ✓ EPC Rating: **D**
- ✓ Heating supply: **Gas**
- ✓ Electric supply: **National Grid**
- ✓ Water supply: **Direct mains water**
- ✓ Mobile signal: **Good**

Description

TERRACED HOUSE - TWO DOUBLE BEDROOMS - SPACIOUS LOUNGE/DINER - WELL PRESENTED - GARDEN FRONT & REAR - POPULAR LOCATION - NO UPPER CHAIN - AVAILABLE TO VIEW NOW

Pattinson Estate Agents welcome to the sales market this two bedroom terraced house situated on Briardene in the west end of Ashington. A popular location close to local primary and secondary schools and 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.

Warmed via gas central heating (combi boiler) and with Upvc double glazing throughout this is an ideal first time buy or buy to let opportunity. As we anticipate a high level of interest early viewings are essential.

Briefly comprising; entrance porch, lounge/diner, rear hallway and kitchen. To the first floor two double bedrooms and bathroom. Externally to the rear a paved garden with two outbuildings for storage, new fence and access gate. To the front an enclosed lawned garden. Ample on street parking at the rear.

To arrange your viewing please contact our Ashington Team who will be happy to assist.

Agents Note - The property had a new combi boiler installed in 2021, was last serviced in June 2026 and has a ten year guarantee. There is also an Envirovent ventilation system installed.

Council Tax Band: A

Tenure: Freehold

Price: No Upper Chain £105,000

Property Type: Terraced House

Parking: On Street

Construction materials: Brick and block

Roofing type: Asphalt shingles

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, full length window to the front, patterned vinyl flooring.



Lounge/Diner

5.47m x 3.89m (17'11" x 12'9")

Window to the front with fitted vertical blinds, fireplace and hearth with electric fire insert, two radiators.



Lounge/Diner Additional



Rear Hallway

Access door into the rear garden, stairs to the first floor with under stair storage, built in storage cupboard, wood effect flooring, radiator.



Kitchen

2.90m x 2.49m (9'6" x 8'2")

Window to the rear with fitted roller blind. Fitted with a range of light wood effect wall, floor and drawer units with brushed steel handles, matching roll edge worktops and white tiled splashbacks, stainless steel sink and drainer, freestanding gas cooker with brushed steel splashback and curved glass extractor over, plumbing for washing machine, wood effect flooring, radiator.



Kitchen Additional



First Floor Landing

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



Bedroom One

3.92m x 2.79m (12'10" x 9'1")

Window to the front with fitted vertical blinds, wood effect vinyl flooring, radiator.



Bedroom Two

3.92m x 2.57m (12'10" x 8'5")

Window to the front, radiator.



Bathroom

2.53m x 1.64m (8'3" x 5'4")

Two frosted windows to the rear. Panelled bath with chrome mixer tap, chrome shower over and glass screen door, wash hand basin with chrome mixer tap and white vanity unit beneath, push flush w.c, pvc splashbacks, tiled walls, vinyl flooring, chrome heated towel rail.



Bathroom Additional



Front Garden



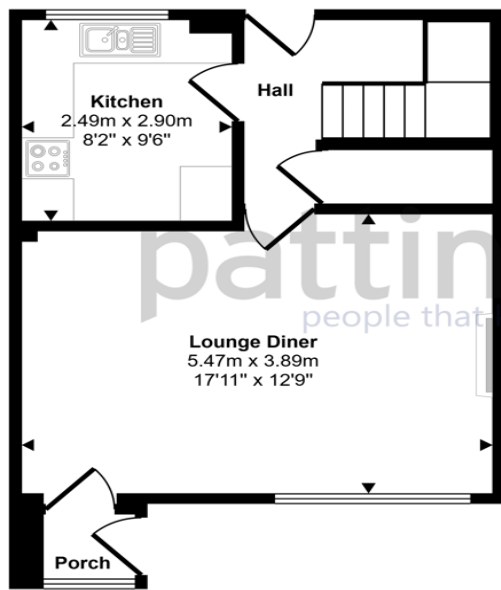
Rear Garden



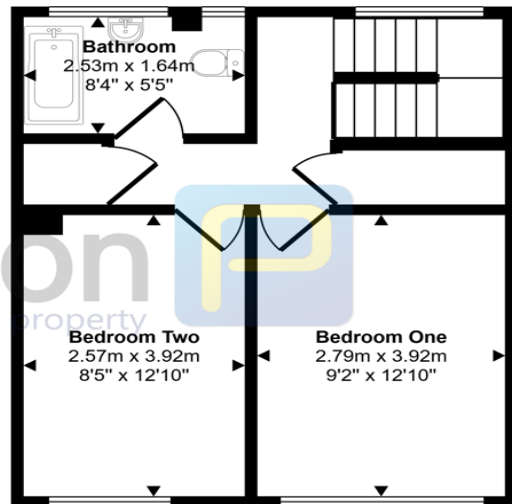
Rear Elevation



Approx Gross Internal Area
75 sq m / 808 sq ft

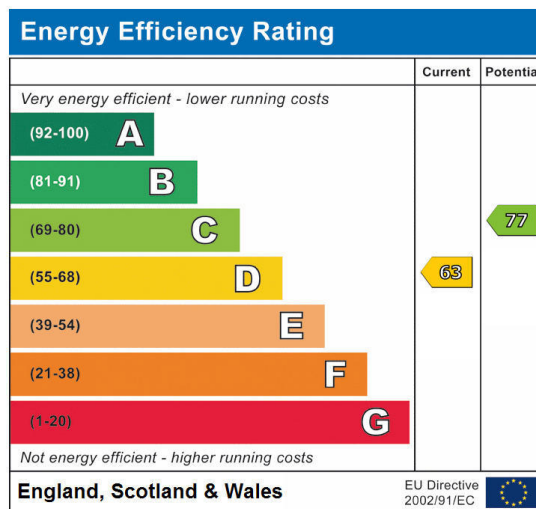


Ground Floor
Approx 38 sq m / 409 sq ft



First Floor
Approx 37 sq m / 399 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.



Briardene, Ashington, Northumberland, NE63 8DU

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

32 High Street, Chatteris, Cambridgeshire, PE16 6BG, Tel: 01354 697804, admin@kavanaghhayes.co.uk, www.kavanaghhayes.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.

