



## 2 bed terraced house to buy in

Newbiggin Road, Ashington,  
Northumberland, NE63 0SY

**£135,000** Offers Over

 x 2  x 2  x 3

Tenure

**Freehold**

Garage parking

## Property features

- ✓ Larger Style Terraced House
- ✓ Two Double Bedrooms
- ✓ Two Receptions & Sun Room
- ✓ Integrated Breakfasting Kitchen
- ✓ 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 - TWO DOUBLE BEDROOMS - TWO RECEPTIONS - SUN ROOM - INTEGRATED BREAKFASTING KITCHEN - GROUND FLOOR CLOAKS - FOUR PIECE BATHROOM - DRESSING/LAUNDRY ROOM - YARD - GARAGE - GARDEN - MUST BE VIEWED\*\*\*

Pattinson Estate Agents welcome to the sales market this larger style two bedroom terraced house situated on Newbiggin Road in Ashington Northumberland. A popular location which is ideally placed for access to the town centre with an array of shops, supermarkets, leisure facilities and travel links including the new train station for direct access into Newcastle City Centre. Local primary and secondary schools are also within walking distance.

This deceptively spacious home is warmed via gas central heating (combi boiler) and benefits from upgraded Upvc double glazing throughout. Well presented throughout, we anticipate a high level of interest - early viewings are essential to avoid disappointment.

Briefly comprising; entrance porch and hallway, lounge, dining room, sun room, breakfasting kitchen, rear hallway and ground floor cloakroom. To the first floor master bedroom with fitted wardrobes, a second double bedroom, dressing/laundry room and four piece bathroom. Externally to the front a small town garden with gated access. To the rear an enclosed yard with secure access gate. Further to the rear a detached single garage with private garden behind.

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

Council Tax Band: A

Tenure: Freehold

Price: Offers Over £135,000

Property Type: Terraced House

Parking: Garage, Rear

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

Via main access door to the front.



## Entrance Hallway

Feature internal glass window looking into the staircase, radiator.



## Lounge

4.09m x 3.62m (13'5" x 11'10")

Window to the front with fitted vertical blinds, white fireplace with grey marbled hearth, underlighting and brushed steel flame effect electric fire, two arched alcoves, double doors opening into the dining room, radiator.



## Lounge Additional



## Dining Room

4.77m x 3.60m (15'7" x 11'9")

White fireplace and hearth with brushed steel flame effect electric fire, stairs to the first floor, double doors opening into the sun room, two arched alcoves, internal glass window into the kitchen, radiator.



## Dining Room Additional



## Sun Room

2.12m x 1.93m (6'11" x 6'3")

French doors opening into the rear yard, fitted vertical blinds, radiator.



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## Breakfasting Kitchen

4.43m x 2.28m (14'6" x 7'5")

Window to the side with fitted vertical blinds. Fitted with a range of grey wall, floor and drawer units with white and grey marbled worktops and breakfast bar, tiled splashbacks. One and a half resin sink and drainer with chrome mixer tap, integrated electric oven and hob with brushed steel chimney style extractor over, integrated fridge/freezer, dishwasher and washing machine, vinyl flooring, radiator.



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## Kitchen Additional



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## Rear Hallway

Built in storage cupboard, secure access door into the rear yard.



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## Cloakroom



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## First Floor Landing



## Master Bedroom

4.65m x 3.62m (15'3" x 11'10")

Window to the front with fitted vertical blinds, fitted wardrobes and storage, radiator.



## Bedroom One Additional



## Bedroom Two

3.66m x 2.86m (12'0" x 9'4")

Window to the rear with fitted blinds, built in storage, radiator. Currently used as a study.



## Bedroom Two Additional



## Dressing/Laundry Room

2.29m x 2.21m (7'6" x 7'3")

Window to the side with fitted vertical blinds, built in storage cupboard housing the gas combi boiler, fitted workbench, vinyl flooring, radiator.



## Bathroom

4.01m x 2.26m (13'1" x 7'4")

Window to the side with fitted vertical blinds. Walk in corner shower cubicle with white tray, electric shower, pvc panelled splashbacks and curved glass screen doors, traditional roll top freestanding bath with chrome fittings, pedestal wash hand basin, push flush w.c, high gloss flooring, radiator.



## Bathroom Additional



## Rear Yard



## Rear Elevation



## Garden



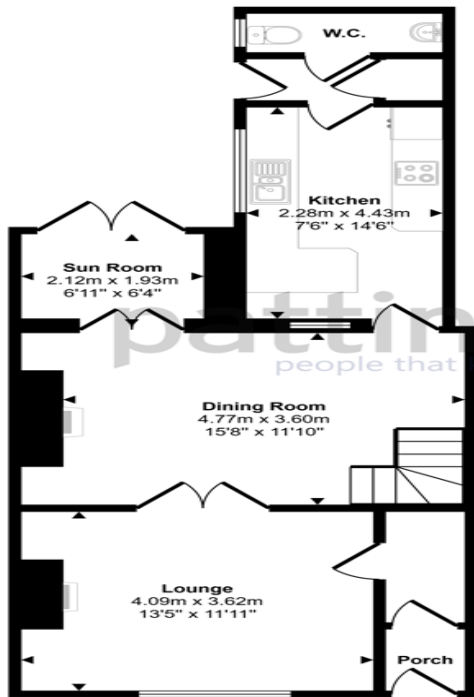
## Garage



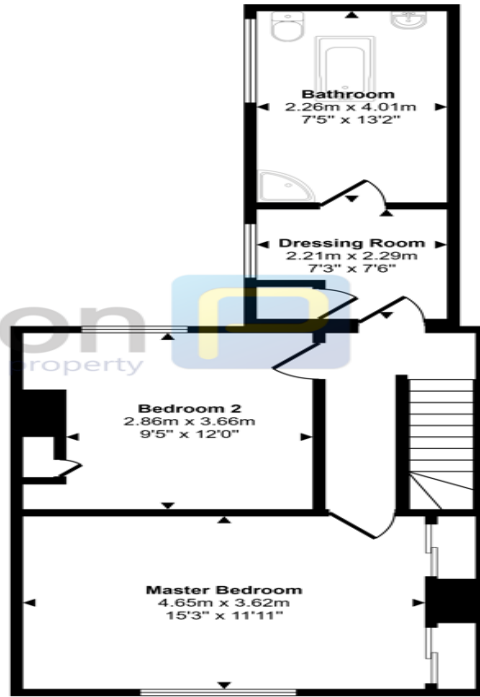
## Front Elevation



Approx Gross Internal Area  
114 sq m / 1223 sq ft

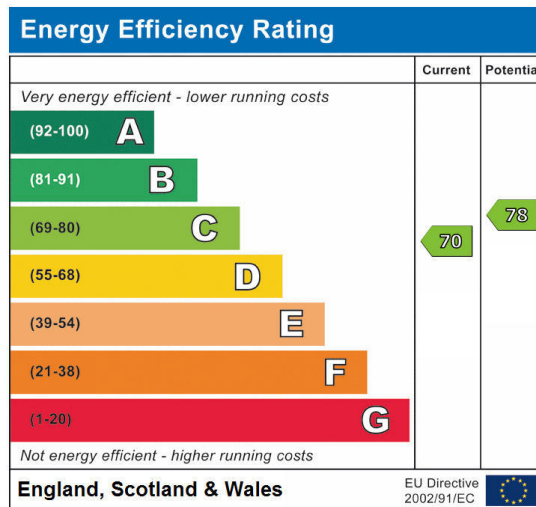


Ground Floor  
Approx 59 sq m / 637 sq ft



First Floor  
Approx 54 sq m / 586 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.



Newbiggin Road, Ashington, Northumberland, NE63 0SY

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**

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