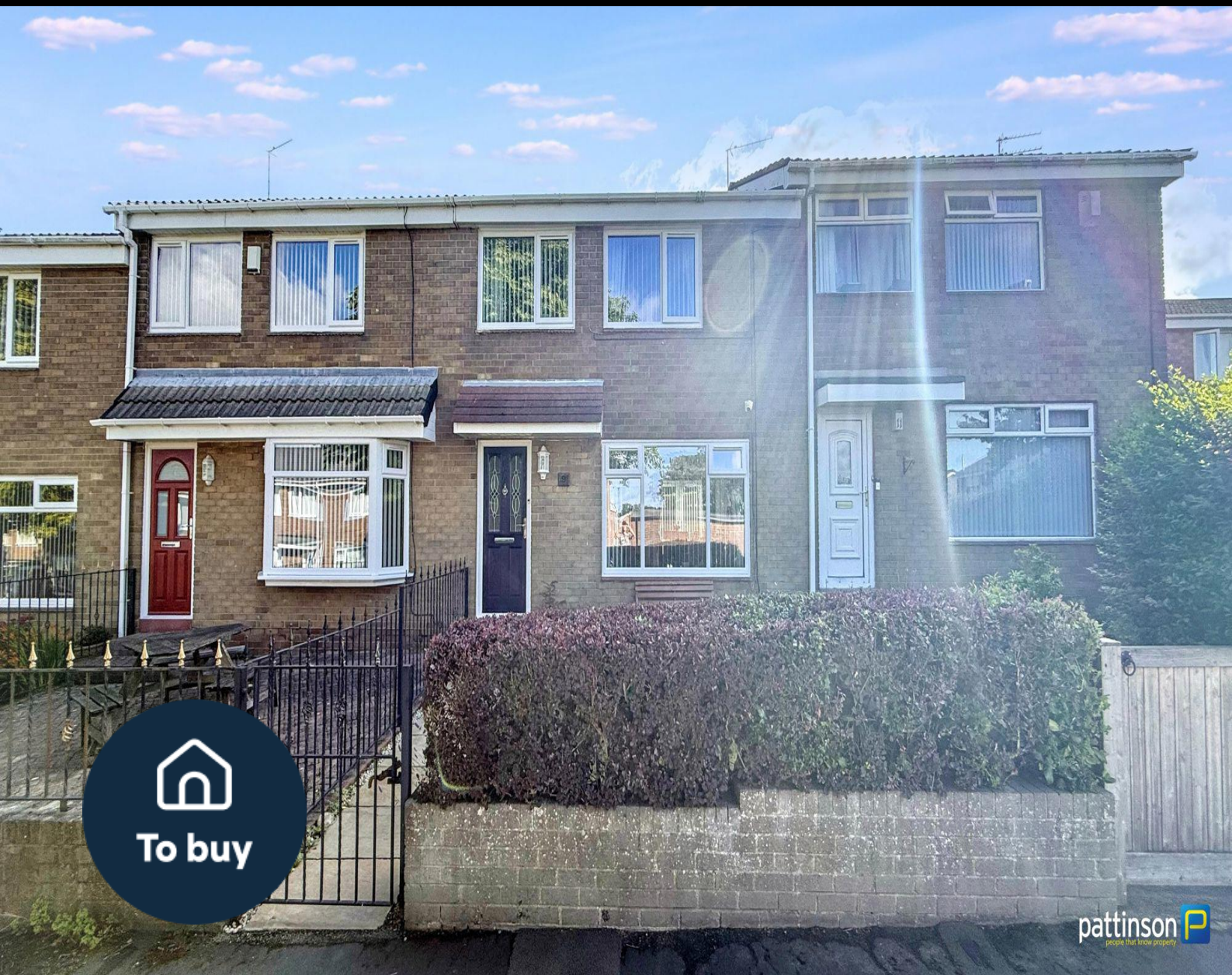




3 bed terraced house to buy in

Carlton Grove, Ashington,
Northumberland, NE63 9ST

£135,000 Offers Over

 x3  x1  x1

Tenure

Freehold

Garage parking

Property features

- ✓ Terraced House
- ✓ Three Bedrooms
- ✓ Lounge/Diner
- ✓ Very Well Presented
- ✓ EPC Rating G

Key Information

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

Description

TERRACED HOUSE - POPULAR LOCATION - THREE BEDROOMS - LOUNGE/DINER - UPGRADED SHOWER ROOM - VERY WELL PRESENTED - GARDENS FRONT & REAR - GARAGE - MUST BE VIEWED

Pattinson Estate Agents are delighted to welcome to the sales market this three bedroom terraced house situated on Carlton Grove in North Seaton, Ashington. A popular location which is ideally placed for access to local shops and amenities. Ashington town centre is just a few minutes drive and offers supermarkets, leisure facilities and travel links including the new train station taking you directly into Newcastle City Centre. Popular with families, Dukes Academy primary and secondary school is within walking distance. The beautiful north east coastline also sits just two miles to the east.

This much loved family home has been very well maintained by the current owners, has had new Upvc double glazing and is beautifully presented throughout. As we anticipate a high level of interest, early viewings are essential to avoid disappointment.

Briefly comprising; entrance hallway, lounge/diner and kitchen. To the first floor master bedroom with fitted wardrobes, a second double bedroom, one single bedroom and shower room. Externally to the front a pleasant enclosed lawned garden and a single garage en block. To the rear a beautiful enclosed garden with lawn, paved pathway and patio, timber shed and gate for access.

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

Council Tax Band: A

Tenure: Freehold

Price: Offers Over £135,000

Property Type: Terraced House

Parking: Garage, On Street

Construction materials: Brick and block

Roofing type: Slate tiles

Heating: Gas

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Broadband: FTTC (fibre to the cabinet)

Mobile signal coverage: Good

Entrance Hallway

Via main access door to the front, stairs to the first floor, radiator.



Lounge/Diner

7.02m x 4.00m (23'0" x 13'1")

Window to the front with fitted vertical blinds, TV point, understair storage cupboard, space for dining table, radiator. French doors with fitted vertical blinds opening onto the rear garden.



Lounge Area



Dining Area



Kitchen

2.85m x 2.46m (9'4" x 8'0")

Window to the rear with fitted roller blind, secure access door into the rear garden. Fitted with a range of white wall, floor and drawer units with black roll edge worktops and matching trims, one and a half black resin sink and drainer with mixer tap, integrated electric oven and hob with black glass splashback and extractor over, plumbing for washing machine, space for fridge/freezer, tiled flooring, radiator.



Kitchen Additional



First Floor Landing

White balustrade.



Master Bedroom

3.95m x 3.11m (12'11" x 10'2")

Window to the front with fitted vertical blinds. Full length fitted eight door wardrobes with matching chest of drawers and two bedside cabinets, radiator.



Master Bedroom Additional



Bedroom Two

3.01m x 2.54m (9'10" x 8'4")

Window to the rear with fitted vertical blinds, built in storage cupboard which houses the 'Alpha' gas combi boiler, radiator.



Bedroom Three

1.95m x 1.88m (6'4" x 6'2")

Window to the front with fitted vertical blinds. Purpose built fitted single cabin bed and desk, built in storage cupboard, radiator. The loft is accessed via a hatch within the storage cupboard.



Bedroom Three Additional



Shower Room

2.30m x 1.64m (7'6" x 5'4")

Frosted window to the rear with fitted roller blind. Walk in double shower cubicle with white tray, chrome rainfall shower and glass screen door, floating wash hand basin with chrome mixer tap and wall mounted mirrored vanity unit above, push flush w.c, chrome heated towel rail, fully tiled walls and flooring, spotlights to the ceiling.



Shower Room Additional



Rear Garden



Rear Garden Additional



Rear Elevation



Front Elevation/Garden

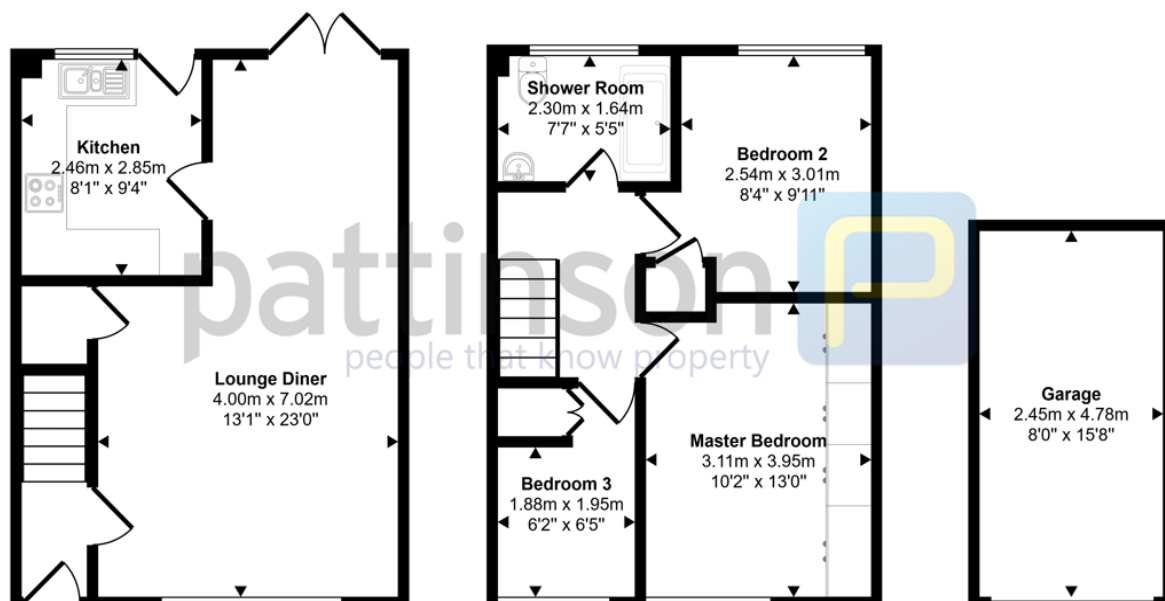


Garage

Centre - with up and over access door.



Approx Gross Internal Area
83 sq m / 895 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
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G	1	1
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

Carlton Grove, Ashington, Northumberland, NE63 9ST

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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