



pattinson   
residential real estate

## 2 bed terraced house to buy in

Pont Street, Ashington, Northumberland,  
NE63 0HH

# £65,000

 x2  x1  x1

Tenure

**Freehold**

## Property features

-  Terraced House
-  Two Bedrooms
-  Upgraded Kitchen & Bathroom
-  Garden To Front
-  EPC Rating C

On Street parking

Garden

## 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

\*\*\*TERRACED HOUSE - TWO BEDROOMS - VERY WELL PRESENTED - UPGRADED KITCHEN & BATHROOM - OPEN FIRE - GARDEN TO FRONT - NO UPPER CHAIN - VIEW NOW\*\*\*

Pattinson Estate Agents welcome to the sales market this two bedroom terraced house situated on Pont Street in the heart of Ashington, Northumberland. Ideally situated 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 Upvc double glazed throughout. The house is very well presented and maintained to a high standard throughout. Any furnishings are negotiable upon request.

As we anticipate a high level of interest, early viewings are essential to avoid disappointment.

Briefly comprising; lounge with open fire, kitchen, inner hallway and ground floor bathroom. To the first floor two bedrooms. Externally to the front a lovely enclosed lawned garden with gated access. To the rear on street with ample on street parking.

To arrange your viewing please contact our Ashington Team.

Council Tax Band: A

Tenure: Freehold

Price: Offers In The Region Of £65,000

Property Type: Terraced House

USPs: Garden

Parking: On Street

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

## Lounge

5.75m x 4.81m (18'10" x 15'9")

Sliding patio doors with fitted vertical blinds opening into the front garden. Black feature fireplace and hearth with open fire, uplighters into the two alcoves, understair recess for dining table, open archway into the kitchen, radiator.



## Lounge Additional



## Front Hallway

Window to the front with fitted venetian blinds, stairs to first floor, radiator.



## Kitchen

3.67m x 3.00m (12'0" x 9'10")

Two windows to the rear with fitted venetian blinds, access door door to the rear. A modern fitted kitchen with a range of cream wall, floor and drawer units with brushed steel handles, wood effect square edge worktops and tiled splashbacks, stainless steel sink and drainer with mixer tap, gas cooker point, plumbing for washing machine, space for fridge/freezer, vinyl flooring, radiator.



## Kitchen Additional



## Inner Hallway

Built in double storage cupboard housing the gas central heating combi boiler, patterned vinyl flooring, loft hatch to ceiling.



## Bathroom

1.89m x 1.65m (6'2" x 5'4")

Frosted window to the rear with fitted venetian blinds. A modern three piece white suite comprising panelled bath with mixer shower tap and chrome rainfall shower over, pedestal wash hand basin and push flush w.c. Patterned mosaic tile splashbacks, patterned vinyl flooring, radiator.



## Bathroom Additional



## Stairs To First Floor



## First Floor Landing

Window to rear with fitted venetian blinds.



## Bedroom One

4.88m x 2.97m (16'0" x 9'8")

Window to front with fitted venetian blinds, radiator.



## Bedroom One Additional



## Bedroom Two

3.90m x 2.61m (12'9" x 8'6")

Window to the front, radiator.  
L-shaped.



## Bedroom Two Additional



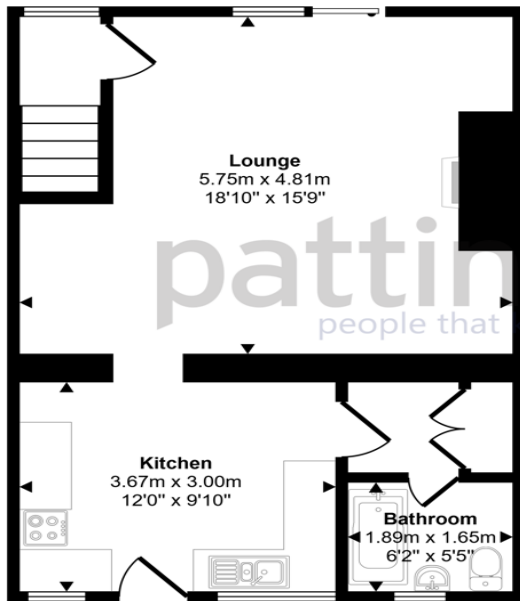
## Front Garden



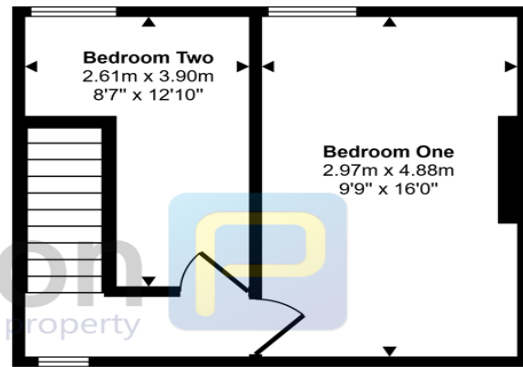
## Rear Elevation



Approx Gross Internal Area  
75 sq m / 810 sq ft



Ground Floor  
Approx 47 sq m / 510 sq ft



First Floor  
Approx 28 sq m / 300 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) <b>A</b>			
(81-91) <b>B</b>			86
(69-80) <b>C</b>		72	
(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	

Pont Street, Ashington, Northumberland, NE63 0HH

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

**134 High Street, Peterborough, Cambridgeshire, PE2 8DP, [www.mandairs.co.uk](http://www.mandairs.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.

