



## 3 bed terraced house to buy in

Coupland Road, Ashington,  
Northumberland, NE63 8DW

# £119,950

 x3
  x1
  x1

Tenure

**Freehold**

## Property features

- ✓ Three Bedrooms
- ✓ Terrace House
- ✓ D/G & GCH
- ✓ Well Presented
- ✓ EPC Rating C

Off Street parking

Garden

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water

## Description

This charming three-bedroom semi-detached house situated in a popular west end area of Ashington promises an ideal residence for families and first-time buyers.

The property enjoys light-filled, spacious interiors and comes complete with double glazing (D/G) and gas central heating (GCH), thereby ensuring absolute comfort in all seasons. Comprising of three generously sized bedrooms, this dwelling offers ample space to serve your individual living and storage requirements brilliantly.

Upon entering the home there is a hallway which provides access to the first floor accommodation, the living room and a good sized modern fitted dining kitchen with French doors.

On the first floor there are three bedrooms and a modern bathroom with separate WC.

Off street parking to front with lawn area.

The rear garden is mainly laid to lawn and boasts a good south facing aspect.

Completing this wonderful offering, the property's location in Ashington provides a variety of local amenities and excellent transportation links catering to every family's everyday needs.

This property is listed as a residential sale, inviting buyers to seize the chance to make this beautiful house their home.

Viewing is highly recommended to fully appreciate the space and potential this property has to offer and is being sold with NO ONWARD CHAIN.

To arrange a viewing or for more information, please get in touch with the Pattinson Estate Agents team.

EPC: C

Council Tax Band: A

Tenure: Freehold

Price: £119,950

Property Type: Terraced House

USPs: Garden

Parking: Off Street

Heating: Gas

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

## Entrance Hallway

- Via double glazed door
- Stairs to first floor
- Radiator



## Living Room

- Double glazed window to front
- Radiator
- TV point



## Kitchen

- Double glazed window and french door to rear garden
- Fitted wall & base units with work tops
- Plumbed for washing machine
- Extractor hood
- Storage cupboard



## Additional Image

Showing dining area



## First Floor Landing



## Bedroom 1

Double glazed window to front  
-Radiator



## Additional Image 1



## Bedroom 2

Double glazed window to rear  
-Radiator



## Bedroom 3

Double glazed window to front  
-Radiator  
-Storage cupboard



## Bathroom

Double glazed window  
-Panelled bath with shower over and screen  
-Pedestal wash hand basin



## Separate Wc

Double glazed window  
-Low level wc



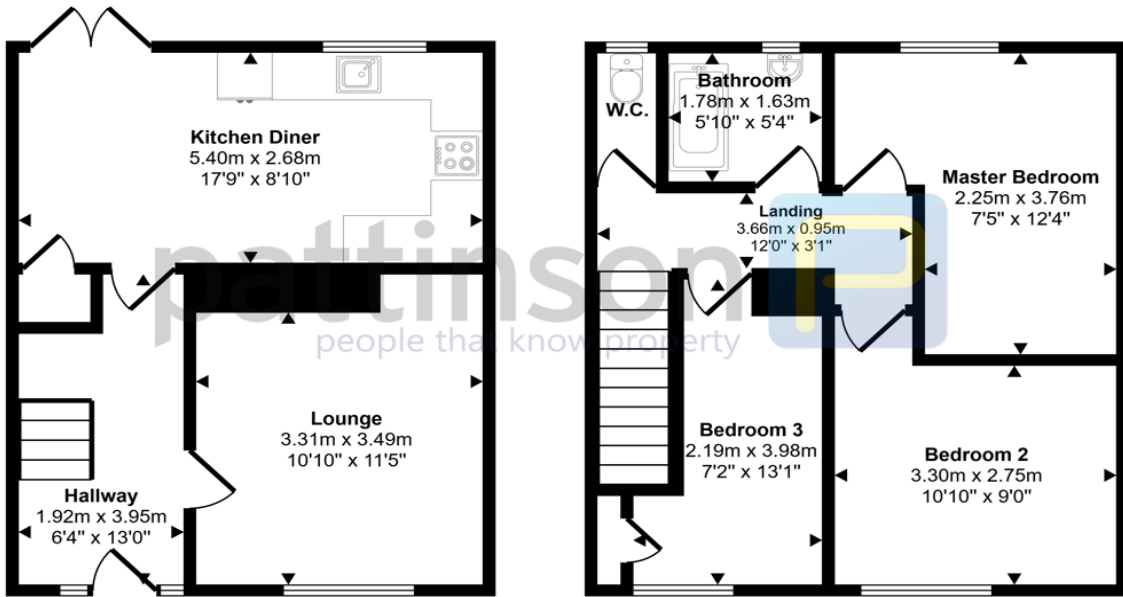
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## Rear Garden

Enclosed west facing aspect mainly laid to lawn with gravel patio area



Approx Gross Internal Area  
77 sq m / 834 sq ft



Ground Floor  
Approx 37 sq m / 394 sq ft

First Floor  
Approx 41 sq m / 440 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>		88
(69-80) <b>C</b>	70	
(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

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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)**

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