



### 3 bed terraced house to buy in

Park Road East, Ashington,  
Northumberland, NE63 8AE

# £190,000

🏠 x3 🚿 x1 🚻 x1

Tenure

**Freehold**

Garage parking

### Property features

- ✓ Large Terraced House
- ✓ Three Bedrooms, Two Receptions
- ✓ Upgraded Integrated Kitchen
- ✓ Ground Floor Cloaks
- ✓ EPC Rating C

## Key Information

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

## Description

\*\*\*LARGE TERRACED HOUSE - THREE BEDROOMS - TWO RECEPTIONS - UPGRADED INTEGRATED KITCHEN/DINER & CLOAKROOM - GARAGE - LARGE GARDEN - BEAUTIFULLY PRESENTED - POPULAR LOCATION - MUST BE VIEWED\*\*\*

Pattinson Estate Agents proudly present this larger style three bedroom terraced house situated on Park Road East in the west end of Ashington, Northumberland. A popular location which is ideally located for access to local primary and secondary schools, the town centre with a range of shops, supermarkets and leisure facilities. Local transport is close by including the new train station which gives direct access into Newcastle city centre.

This deceptively spacious home has been much loved and improved over many years by the current owner and is beautifully presented throughout. The kitchen at the rear has been opened up to create a stylish integrated kitchen/diner with skylight. A ground floor cloakroom has also been recently added. Retaining many original features early viewings are essential to appreciate the accommodation on offer

The ground floor opens from the front porch into a large hallway with solid wood staircase. A large lounge sits to the front and a separate dining room to the rear then through to the kitchen/diner and cloakroom.

The first floor has a large tiered landing, two double bedrooms with fitted wardrobes, a third single bedroom and four piece family bathroom.

Externally to the front a generous lawned garden with new six foot perimeter fence and gate, shed and patio area. To the rear a single garage with electric door and a small yard area.

Call our Ashington Team to arrange a viewing of your new home!

Council Tax Band: B

Tenure: Freehold

Price: Must Be Viewed! £190,000

Property Type: Terraced House

Parking: Garage

Year built: 1915

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 access door to front, access door into main hallway.



## Entrance Hallway

Solid wood staircase, understair storage cupboard, radiator.



## Entrance Hallway Additional



## Lounge

4.30m x 3.56m (14'1" x 11'8")

Large window to front, feature fireplace and hearth with electric log flame fire, TV point, radiator.



## Lounge Additional



## Dining Room

3.80m x 3.79m (12'5" x 12'5")

Window to rear, feature fireplace and hearth with freestanding electric fire, radiator.



## Dining Room Additional



## Kitchen/Diner

Two windows to side and large skylight to the dining area. The stylish Howdens kitchen was fitted in October 2024 and has a wide range of navy wall, floor and drawer units with white square edge quartz worktops and matching trims, one and a half inset sink with chrome mixer tap, integrated four burner gas hob with black chimney style extractor over, separate integrated electric oven and microwave, integrated fridge/freezer, dishwasher and microwave, spotlights to ceiling. The dining area has a lighted display cabinet, wall mounted TV point, triple drop light fitting and two white vertical radiators. Tiled flooring throughout and access door into the garage.



## Kitchen Area

4.40m x 2.98m (14'5" x 9'9")



## Kitchen Area Additional



## Dining Area

3.30m x 3.03m (10'9" x 9'11")



## Dining Area Additional



## Rear Hallway

Secure access door to the rear, vinyl flooring.



## Cloakroom

Push flush w.c, vinyl flooring, radiator.



## Garage

5.65m x 2.51m (18'6" x 8'2")

Electric roller access door to the rear and access door and window into the yard area. Light and power points.

## First Floor Landing

Solid wood balustrade, built in double storage cupboard, loft access hatch with ladder to boarded loft space with light.



## First Floor Landing Additional



## Master Bedroom

3.63m x 3.67m (11'10" x 12'0")

Window to front. Fitted with a range of full length wardrobes, drawer unit and bedside tables, radiator.



## Master Bedroom Additional



## Bedroom Two

3.79m x 3.70m (12'5" x 12'1")

Window to rear, full length fitted wardrobes and dressing table with vanity mirror, radiator.



## Bedroom Two Additional



## Bedroom Three

3.00m x 1.95m (9'10" x 6'4")

Window to front, radiator.



## Bedroom Three Additional



## Bathroom

Frosted window to rear. A walk in corner shower cubicle with electric shower, white tray and glass screen door, a panelled bath, pedestal wash hand basin and push flush w.c all with chrome fittings, wall mounted vanity mirror, white vertical radiator, fully tiled walls and flooring. A built in storage cupboard housing gas central heating combi boiler.



## Bathroom Additional



## Garden



## Patio



## Patio Additional



## Front Elevation



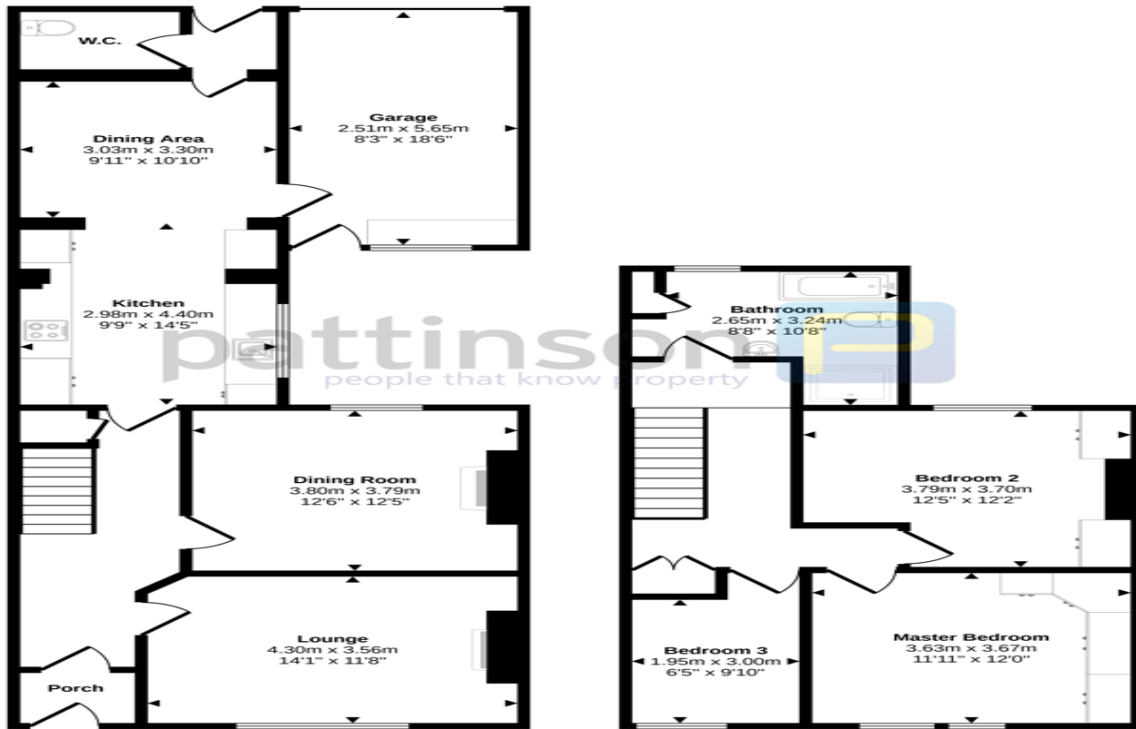
## Rear Yard



# Floor Plan



Approx Gross Internal Area  
142 sq m / 1533 sq ft



Ground Floor  
Approx 89 sq m / 956 sq ft

First Floor  
Approx 54 sq m / 577 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>		83
(69-80) <b>C</b>	74	
(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	

Park Road East, Ashington, Northumberland, NE63 8AE

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