



### 3 bed terraced house to buy in

Pont Street, Ashington, Northumberland,  
NE63 0PZ

**£70,000** Offers Over

🏠 x3 🚿 x1 🚿 x2

Tenure

**Freehold**

### Property features

- ✓ Three Bedrooms
- ✓ Rear Garden
- ✓ Terraced Property
- ✓ 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
- ✓ Broadband: FTTP (fibre to the premises)
- ✓ Mobile signal: Good

## Description

This three bedroom terraced property is located on Pont Street in Ashington, just a short distance from the town centre.

Ashington offers a range of amenities such as shops, supermarkets, restaurants and cafes, as well as leisure facilities and OFSTED approved schools for all ages. The Wansbeck River offers a range of scenic walks, as does Newbiggin beach which is a short drive away.

The property itself offers a generous living room, a dining room and a kitchen to the ground floor. To the first floor are three spacious bedrooms and a family bathroom. Externally, the property benefits from a private, enclosed rear yard, laid with patio, perfect for al fresco dining.

To book a viewing or for more information, please contact us.

Council Tax Band: A

Tenure: Freehold

Price: Offers Over £70,000

Property Type: Terraced House

USPs: Garden

Parking: On Street

Construction materials: Brick and block

Roofing type: Concrete roof tiles

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTP (fibre to the premises)

Mobile signal coverage: Good

## Living Room

Spacious lounge with carpeted flooring, a large double glazed window to rear elevation and a central heating radiator.



## Kitchen

Fitted with a range of wall and base units with complementary work surfaces, electric oven and hob, stainless steel sink with drainer and mixer tap, plumbing for a washer and a double glazed window.



## Dining Room

Large dining room with laminate flooring, double glazed window, a central heating radiator and a storage cupboard.



## Bedroom One

Large double bedroom with double glazed window, central heating radiator and carpeted flooring.



## Bedroom Two

Double bedroom with carpeted flooring, double glazed window and a central heating radiator.



## Bedroom Three

Single bedroom with double glazed window, laminate flooring and a central heating radiator.



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## Bathroom

Fitted suite comprising of WC, hand wash basin and walk in shower, with extractor fan and a double glazed window.



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## External

To the rear of the property is an enclosed yard laid with patio, ideal for al fresco dining. To the front of the property is a small yard as well as on street parking.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	75
(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	

Pont Street, Ashington, Northumberland, NE63 0PZ

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

**79 Victoria Road East, Thornton-Cleveleys, Lancashire, FY5 5BU, [www.seea.co.uk/index.php](http://www.seea.co.uk/index.php)**

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