



pattinson 

2 bed terraced house to buy in

Coronation Terrace, Ashington ,
Ashington, Northumberland, NE63 0TJ

£80,000 Offers Over

 x2  x1  x1

Tenure

Freehold

Property features

- ✓ FREEHOLD
- ✓ No Upper Chain
- ✓ Recently Renewed Combi Boiler
- ✓ Up To Date Electrical Certificate
- ✓ 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: FTTC (fibre to the cabinet)
- ✓ Mobile signal: Good

Description

This mid-terrace home on Coronation Terrace, Ashington offers well-proportioned accommodation throughout and is available with no upper chain.

The property briefly comprises a spacious lounge, kitchen/diner and two double bedrooms. Externally, there is an enclosed yard to the rear and a generous south-facing detached garden located across a small pathway to the front.

The home has benefitted from a range of recent improvements, including damp proofing, new front and rear external doors, re-sealing of the flat roof, grinding and resealing of windows, repointing and general roof maintenance. A new boiler was installed one year ago, Gas Safe certification has recently been completed, and an EICR has also just been carried out. The property is freehold.

Council Tax Band: A

Tenure: Freehold

Price: Offers Over £80,000

Property Type: Terraced House

USPs: Garden, Chain free

Parking: On Street

Year built: 1900

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTC (fibre to the cabinet)

Mobile signal coverage: Good

Front External

The property benefits from a low-maintenance, paved front garden.



Entrance Porch

Via Composite door, Double glazed windows and carpeted flooring.



Living Room

Double glazed window, radiator and carpeted flooring. Feature fireplace with wooden surround and inset gas fire. Built-in storage cupboard.



Kitchen

Fitted wall and base units with work surfaces, stainless steel sink unit and drainer. Integrated oven and gas hob with extractor over. Plumbing for washing machine. Combi boiler. Double glazed window. Radiator, tiled flooring and stairs to the first floor.



Bathroom

Panelled bath with shower over and screen, pedestal wash hand basin and low level WC. Double glazed window, radiator and tiled walls and flooring.



Bedroom 1

Double glazed window, radiator and carpeted flooring.



Bedroom 2

Double glazed window, radiator and carpeted flooring.



Rear Yard

Enclosed Yard to the rear.

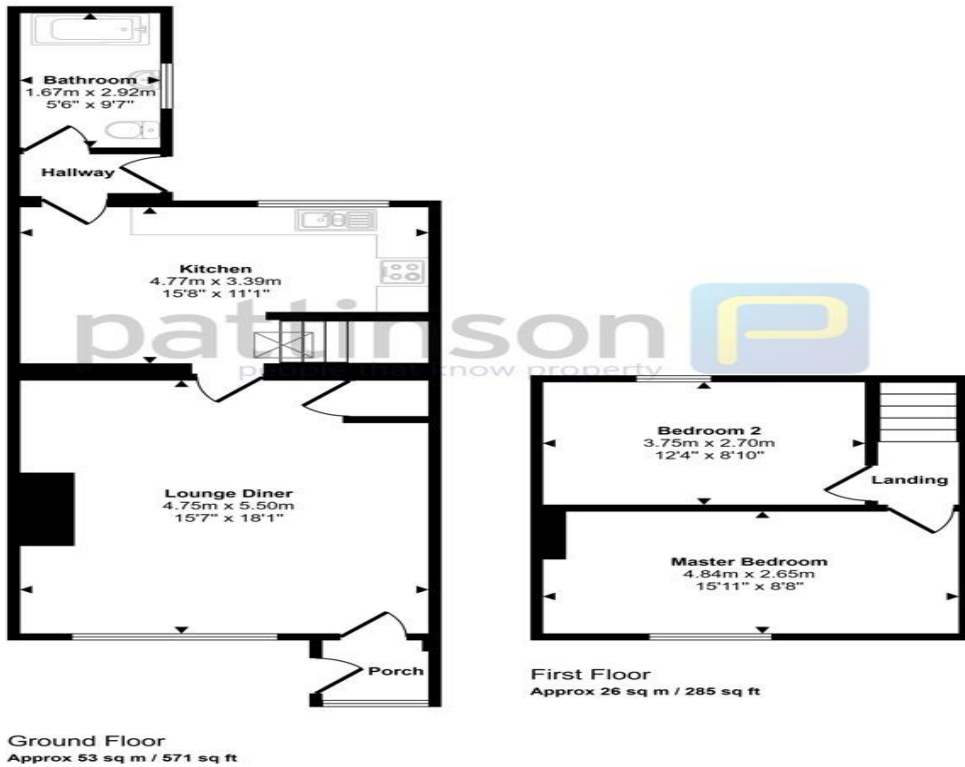


Detached Garden

Large south facing detached garden located across a small pathway to the front of the property



Approx Gross Internal Area
80 sq m / 856 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) A		
(81-91) B		87
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

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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

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