



pattinson P

## 2 bed bungalow to buy in NE63

Belgrave Gardens, Ashington,  
Northumberland, NE63 9SW

# £160,000

🏠 x2 🚗 x1 🚿 x1

Tenure

**Freehold**

Garage parking

## Property features

- ✓ End Terrace Bungalow
- ✓ Two Double Bedrooms
- ✓ Fully Refurbished Throughout
- ✓ Modern Kitchen & Bathroom
- ✓ EPC Rating C

## 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

\*\*\*END TERRACE BUNGALOW - SOUGHT AFTER LOCATION - TWO DOUBLE BEDROOMS - REFURBISHED THROUGHOUT - MODERN KITCHEN & SHOWER ROOM - CONSERVATORY - BEAUTIFULLY PRESENTED - LOW MAINTENANCE GARDEN - GARAGE - FREEHOLD - MUST BE VIEWED\*\*\*

Pattinson Estate Agents are delighted to welcome to the sales market this two bedroom end terrace situated on Belgrave Gardens in North Seaton on the outskirts of Ashington, Northumberland. A popular location within easy reach of the beautiful Northumberland coastline, within walking distance of Newbiggin By The Sea and just 8 miles west into Morpeth and 13 miles North to Amble. With local primary and secondary schools, shops, amenities and travel links close by including the newly opened train Station in Ashington town centre offering easy access into Newcastle.

Warmed via gas central heating (combi boiler) and with Upvc double glazing throughout this beautifully presented bungalow has been much loved and improved by the current owner and is ready to move straight into. As we anticipate a high level of interest, early viewings are essential to avoid disappointment. Please contact our Ashington Team to book your appointment.

Briefly comprising; entrance hallway, lounge, integrated kitchen, two double bedrooms, shower room and conservatory. Externally to the front a small lawned garden with gated access. To the rear a low maintenance garden with slate paving and decking area. A single garage is accessed from the garden at the rear with up and over access door.

Council Tax Band: A

Tenure: Freehold

Price: £160,000

Property Type: Bungalow

Parking: Garage

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 Hallway

Via main access door to the front. Built in storage cupboard, loft access hatch to the ceiling, wood flooring, radiator.



## Entrance Hallway Additional



## Lounge

4.30m x 3.47m (14'1" x 11'4")

Window to front with fitted vertical blind, feature fireplace and hearth with electric flame effect fire, wood flooring, radiator.



## Lounge Additional



## Kitchen

3.33m x 2.66m (10'11" x 8'8")

Window into the conservatory at the rear. A modern fitted kitchen with a range of white wall, floor and drawer units with brushed steel handles, black square edge worktops and black and white tile splashbacks. Black resin sink and drainer with mixer tap, integrated electric ceramic hob with extractor over, integrated double electric oven, integrated fridge/freezer, plumbing for washing machine, wood flooring, radiator.



## Kitchen Additional



## Conservatory

3.42m x 2.63m (11'2" x 8'7")

Upvc construction with dwarf wall and sloped glass roof, French doors opening into the rear garden, fitted vertical blinds throughout, wood flooring, radiator.



## Conservatory Additional



## Bedroom One

3.41m x 2.92m (11'2" x 9'6")

Window to front with fitted vertical blinds, built in double wardrobe, wood flooring, radiator.



## Bedroom One Additional



## Bedroom Two

3.09m x 2.81m (10'1" x 9'2")

Window to rear with fitted vertical blinds, built in single wardrobe, wood flooring, radiator.



## Bedroom Two Additional



## Shower Room

1.97m x 1.60m (6'5" x 5'2")

Frosted window to rear. A double walk in shower cubicle with white tray, chrome fittings and glass screen door, floating wash hand basin with chrome mixer tap and vanity drawer beneath, push flush w.c, grey vertical radiator, two wall mounted white vanity units. Fully tiled.



## Shower Room Additional



## Rear Garden



## Decking Area



## Rear Elevation



## Garage

Up and over access door to the front and an additional door at the rear into the garden.



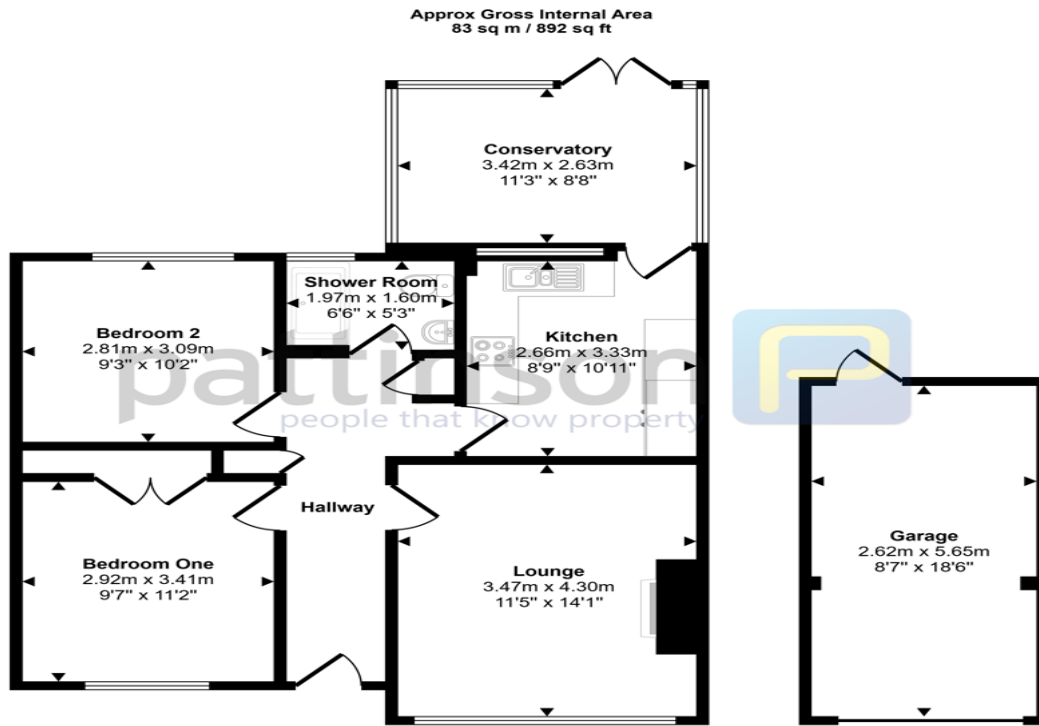
## Front Elevation



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## Front Garden





**Floorplan**  
Approx 68 sq m / 732 sq ft

**Garage**  
Approx 15 sq m / 159 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>		87
(69-80) <b>C</b>	73	
(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

Belgrave Gardens, Ashington, Northumberland, NE63 9SW

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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