



## 2 bed lower flat to buy in NE63

Suffolk Close, Ashington, Ashington,  
Northumberland, NE63 8PF

# £69,950

🛏 x2 🚿 x1 🚗 x1

Tenure

**Leasehold**

Allocated parking

## Property features

- ✓ Ground Floor Flat
- ✓ Two Double Bedrooms
- ✓ Spacious Lounge
- ✓ Garden & Parking
- ✓ 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

\*\*\*GROUND FLOOR FLAT - TWO DOUBLE BEDROOMS - WEST END OF ASHINGTON - GAS COMBI BOILER - DOUBLE GLAZING - WELL PRESENTED - GARDEN - OUTBUILDINGS - AMPLE PARKING - MUST BE VIEWED\*\*\*

Pattinson Estate Agents welcome to the sales market this two bedroom first floor flat situated on Suffolk Close in the west end of Ashington, Northumberland. A sought after location which sits within walking distance of local schools, shops, leisure facilities and travel links including the new train station linking directly into Newcastle city centre. Warmed via gas central heating (combi boiler) and with Upvc double glazing throughout, this is an ideal first time buy or investment opportunity with a potential monthly rental of £575.

As we anticipate a high level of interest, early viewings are essential to avoid disappointment.

Briefly comprising; entrance porch, hallway, lounge, kitchen, two double bedrooms and bathroom. Externally to the rear an enclosed garden area with two outbuildings for storage. There is ample on street parking at the rear. The front has open plan lawns which are maintained by the local council.

To arrange your viewing please contact our Ashington Team

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 82

Annual Ground Rent Amount: £10.00

Price: Offers In The Region Of £69,950

Property Type: Lower Flat

Parking: Allocated, Off Street

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 secure access door to the front.



## Hallway

Built in storage cupboard, radiator.



## Lounge

4.31m x 4.31m (14'1" x 14'1")

Window to the front with fitted vertical blinds, fireplace and hearth with gas fire, built in shelving and storage, radiator.



## Kitchen

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

Window to the rear with fitted vertical blinds, secure access door to the rear garden. Fitted with a range of wood effect wall, floor and drawer units with cream roll edge worktops and tiled splashbacks, stainless steel sink and drainer with mixer tap, new electric cooker, plumbing for washing machine, wall mounted Baxi gas combi boiler, vinyl flooring, radiator.



## Master Bedroom

4.01m x 3.07m (13'1" x 10'0")

Window to the front with fitted vertical blinds, radiator.



## Bedroom Two

4.00m x 2.78m (13'1" x 9'1")

Window to the rear with fitted vertical blinds, radiator.



## Bathroom

*1.80m x 1.63m (5'10" x 5'4")*

Frosted window to the front. Fitted with a three piece white suite comprising panelled bath with mixer tap, shower over and glass screen door, pedestal wash hand basin with mixer tap and push flush w.c. Chrome heated towel rail, pvc panelled walls, vinyl flooring.



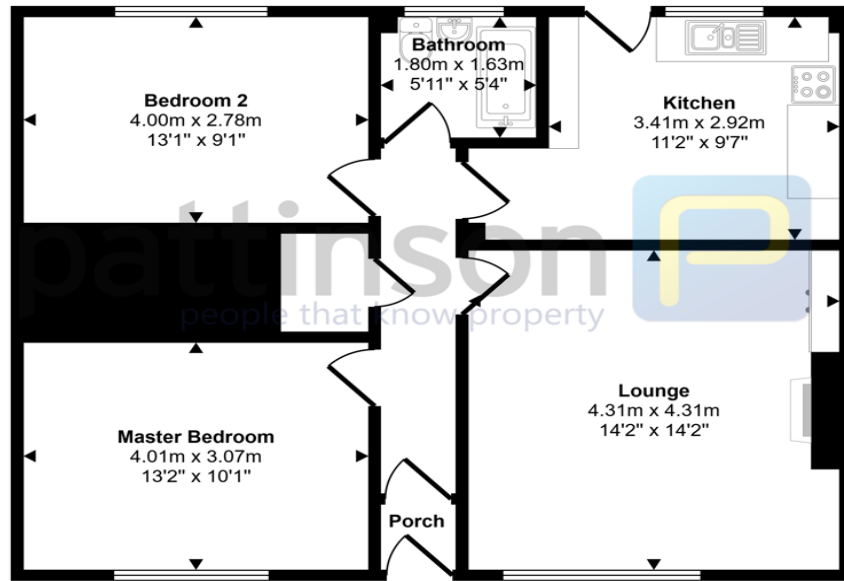
---

## Garden

A low maintenance enclosed garden with two outbuildings for storage. Allocated parking space and ample visitor parking at the rear.



Approx Gross Internal Area  
66 sq m / 708 sq ft



Floorplan

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>			
(69-80) <b>C</b>		71	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	

Suffolk Close, Ashington, Ashington, Northumberland, NE63 8PF

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)**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

