



Kilbourn Street Ashington

An exceptionally well presented three bedroomed semi detached home on the popular Essendene Rise estate, Ashington, close to all amenities and with excellent transport links. The property comprises of a large lounge, spacious kitchen diner and WC. Upstairs there are three well proportioned bedrooms, the master with a modern en-suite and a family bathroom. To the front of the property there is a block paving drive for two cars and to the rear there is a low maintenance enclosed garden with patio area.

£163,000

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PROPERTY DESCRIPTION

ENTRANCE

UPVC Entrance door

ENTRANCE HALLWAY

Stairs to first floor landing

CLOAKS/WC

Low level WC, pedestal wash hand basin, laminate flooring, part tiling to walls, single radiator

LOUNGE 11'1 (3.38) x 13'5 (4.09)

Double glazed window to front, single radiator, television point.

KITCHEN/DINING ROOM 15'7 (4.75) x 11'4 (3.45) DOWN TO 8'11

Single radiator, range of wall, floor and sink units with co-ordinating roll edge work surfaces, stainless steel sink unit and drainer with mixer tap, built in electric fan assisted oven, gas hob with extractor fan above, integrated fridge, freezer, washing machine, laminate flooring, double glazed door to rear, double glazed patio doors to rear.

FIRST FLOOR LANDING

Loft access

BEDROOM ONE 8'2 (2.48) x 11'5 (3.48)

Double glazed window to rear, single radiator, 2 built in cupboards.

EN SUITE

Low level WC, wash hand basin, single radiator, shower cubicle, mains shower, part tiling to walls, spotlights, laminate flooring.

BEDROOM TWO 8'6 (2.59) x 10'8 (3.25)

Double glazed window to front, single radiator.

BEDROOM THREE 6'10 (2.08) x 6'9 (2.06)

Double glazed window to front, single radiator.

BATHROOM/WC

3 piece white suite comprising: panelled bath, wash hand basin, low level WC, spotlights, single radiator, part tiling to walls, laminate flooring.

BLOCK PAVED DRIVEWAY

REAR GARDEN

Low maintenance garden, patio area, bushes and shrubs, screen fencing.



PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Gas
Broadband: Fibre
Mobile Signal Coverage Blackspot: No
Parking: Driveway

MINING

The property is not known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and confirmation should be sought from a conveyancer as to its effect on the property, if any.

RESTRICTIONS AND RIGHTS

Listed? NO
Conservation Area? No
Restrictions on property? No
Easements, servitudes or wayleaves? No
Public rights of way through the property? No

RISKS

Flooding in last 5 years: No
Risk of Flooding: Zone 1
Any flood defences at the property: No
Coastal Erosion Risk: Low
Known safety risks at property (asbestos etc...): No

TENURE

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | 96 A |
| 81-91 | B | 84 B | |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

COUNCIL TAX BAND: B

EPC RATING: B





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Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

16 Branches across the North-East

