



Pine Valley Way, Ashington, NE63 9GL

Offers Over £150,000

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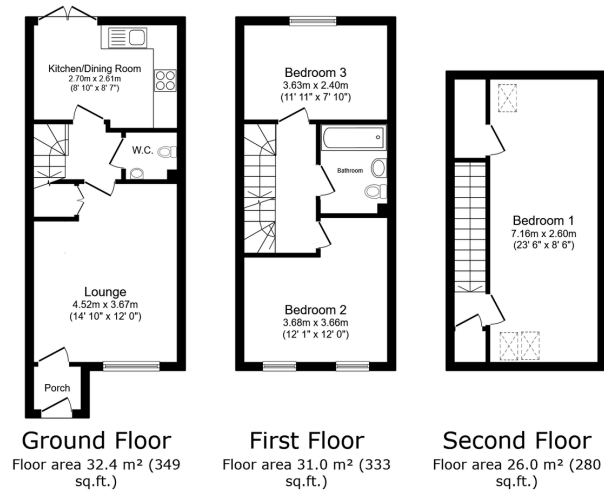
- Modern Town House.
- Full Width Kitchen Diner With French Doors To Garden.
- Three Double Bedrooms.
- Good Size Rear Garden.
- Still Under Builders Guarantee
- Front Aspect Living Room.
- Down Stairs WC.
- Three Piece Family Bathroom.
- Two Allocated Parking Bays To Rear Of Property.
- No Upper Chain.



Modern Three Bedroom Town House - No Upper Chain.

This property offers a great deal of accommodation for its price, and has been fully decorated and new carpets throughout.

Arranged over three floors, the entrance porch leads to the lounge at the front of the property. At the rear of the property is the open plan kitchen/diner with French doors leading out to the garden. On the first floor there are two spacious bedrooms and the three piece family bathroom. On the top floor is the third bedroom, ideal office, craft or nursery depending on your needs. There is also a downstairs WC and two allocated parking bays at the rear of the property.



TOTAL: 89.4 m² (962 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertytool.co

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Energy performance certificate (EPC)		
17, Pine Valley Way ASHINGTON NE13 5JG	Energy rating C	Valid until: 25 May 2027
		Certificate number: 8408-8065-2258-8327-6533
Property type	Mid-terrace house	
Total floor area	85 square metres	
Rules on letting this property		
Properties can be let if they have an energy rating from A to E.		
You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-energy-ratings-property-valuation-energy-efficiency-labels-and-ratings).		
Energy rating and score		
This property's energy rating is C. It has the potential to be B.		The graph shows this property's current and potential energy rating.
See how to improve this property's energy efficiency .		Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.
For properties in England and Wales: the average energy rating is D the average energy score is 60		
Score	Energy rating	Current Potential
92+	A	77 C
81-91	B	61 B
69-80	C	
55-68	D	
39-54	E	
21-38	F	
1-20	G	

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