



3 bed detached house to buy in

West Pastures, Ashington, Ashington,
Northumberland, NE63 8LB

£230,000

 x 3  x 2  x 1

Tenure

Freehold

Driveway & Garage parking

Garden

Property features

- ✓ Recently Upgraded Breakfast
- ✓ purpose built potting shed / green house
- ✓ Open-Plan Lounge and Dining
- ✓ Recently Upgraded Patio Doors
- ✓ EPC Rating D

Key Information

- ✓ Council Tax: Band C
- ✓ EPC Rating: D
- ✓ Heating supply: Gas

Description

Discover this inviting three-bedroom detached house situated in a prime cul-de-sac location in the desirable West Pastures area on the Fallowfield Estate in Ashington. This family-friendly home offers gas central heating and double glazing for modern comfort.

Upon entering, you're welcomed by a spacious porch that leads into an open-plan lounge and dining area, perfect for entertaining. The recently upgraded breakfast kitchen features a gas range oven and a fridge freezer, both included in the sale. An inner lobby with a walk-in storage cupboard adds to the convenience.

Upstairs, the master bedroom includes an en-suite shower room. Two additional bedrooms and a modern family bathroom complete the first floor.

The property sits on a large plot with a generous front garden and a mature rear garden, providing ample outdoor space. This well-presented home is ideal for those seeking comfort and style in a tranquil setting.

Council Tax Band: C

Tenure: Freehold

Price: £230,000

Property Type: Detached House

USPs: Garden

Parking: Driveway & Garage

Heating: Gas

Front External

Double drive to front.



Entrance Porch

2.00m x 2.00m (6'6" x 6'6")

Main access door to front, window to side, radiator.

Lounge

3.40m x 3.50m (11'1" x 11'5")

Window to front, window to side, access door from the porch, archway leading into the dining room, optimist fireplace, wood effect flooring, radiator.



Dining Room

2.70m x 2.50m (8'10" x 8'2")

Patio doors opening into rear garden, wood effect flooring, radiator.



Kitchen

4.50m x 3.80m (14'9" x 12'5")

Access door to rear garden, window to rear. A modern fitted kitchen with a range of high gloss wall, floor and drawer units with roll edge worktops and tiled splashbacks, one sink and drainer with mixer tap, plumbing for washing machine, glass splash back with extractor above, double freestanding range, freestanding american style fridge freezer, vinyl flooring, radiator.



Landing

Access to the loft, storage cupboard.

Master Bedroom

3.30m x 3.60m (10'9" x 11'9")

Two windows to front, En-Suite, fitted wardrobes, radiator.

En-Suite

Frosted window to rear, walk in shower cubicle with glass screen door and chrome fittings, wash hand basin, w.c, tiled flooring, radiator.

Bedroom Two

2.50m x 3.50m (8'2" x 11'5")

Window to front, built in storage, radiator.

Bedroom Three

Used as a storage room.

Bathroom

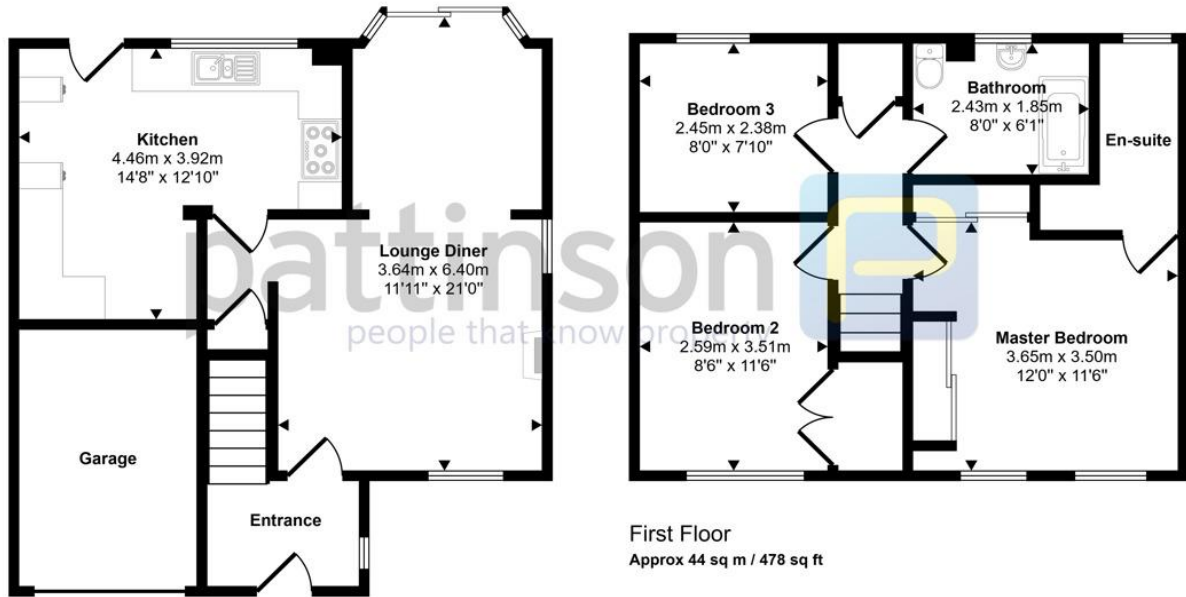
Frosted window to rear, three piece white suite including bath, wash hand basin, w.c, neutral tiled walls and flooring, heated towel rail.

Rear External



Rear Garden

Approx Gross Internal Area
97 sq m / 1041 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		82
(69-80) C		
(55-68) D	68	
(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	

West Pastures, Ashington, Ashington, Northumberland, NE63 8LB

Contact your local branch today for more information on this property:

**126A Trinity Street, Huddersfield, West Yorkshire, HD1 4DT, Tel: 01484 506211,
admin@yellowbrickroadestateagents.co.uk, www.ybrea.co.uk**

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.

