



Ashtree Avenue, High Spen, Tyne And Wear, NE39 2FE

Living Local is delighted to welcome to the market this well presented modern build on the popular new development of Bradley Point, High Spen. To the ground floor, this lovely home features an open plan living space of lounge, kitchen and dining area with patio doors leading out into tiered lawn covered enclosed garden ideal for entertaining. There is also a spacious downstairs W/C and under the stairs utility storage cupboard. To the first floor there is a main family bathroom and three bedrooms, the master benefiting from its own en-suite. Only a short distance from the local amenities, travel links and schools High Spen has to offer this property is simply not to be missed out on! EPC Rating B.



*****Semi Detached Family Home*****

Tiered Garden

Three Bedrooms

Double Driveway

Open Plan Living

EPC Rating B

Offers Over £200,000

Kitchen/Diner 17' 7" x 15' 1" (5.35m x 4.61m) Max

Spacious kitchen diner leading to the lounge area. Featuring a range of wall and base units for storage, integrated oven/hob with additional space for white goods.

Lounge 17' 11" x 14' 9" (5.47m x 4.49m) Max

Offers easy access to the enclosed rear garden ideal for entertaining.

W/C 6' 9" x 3' 10" (2.06m x 1.16m)

W/C and Wash Basin.

Bedroom 1 10' 6" x 6' 7" (3.19m x 2.00m) Max

The master bedroom benefits from its own shower room en-suite and a pleasant outlook over the rear garden.

En-Suite 7' 7" x 6' 2" (2.31m x 1.89m)

Features a modern white suite walk in shower, W/C and wash basin.

Bedroom 2 12' 11" x 10' 3" (3.94m x 3.12m) Max

The second bedroom overlooks the front of the estate and surrounding landscaped areas.

Bedroom 3 10' 4" x 7' 1" (3.16m x 2.16m) Max

The third bedroom over enjoys a pleasant outlook of the rear garden.

Family Bathroom 7' 3" x 6' 4" (2.21m x 1.92m)

Features a white suite bath with overhead shower, w/c and wash basin.

Externally

Externally there is a double driveway to the front of the property with guest parking available on street. With a tiered garden to the rear ideal for entertaining.

Additional Information

Council tax band: C EPC Rating B. We understand this property is freehold. We understand from the vendor there is an estate maintenance charge of approximately £100 per annum. Mobile phone coverage and broadband availability: <https://checker.ofcom.org.uk/> Coal mining: The North East has a widespread coal mining heritage and many properties are built within the vicinity of historic coal mining. We have not been made of aware of any specific issues with this property. Your conveyancer may carry out a coal mining search.

Important Note To Purchasers

We have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. The measurements are a guide to prospective buyers only and are not precise. We have not carried out a structural survey and the services, appliances and fittings have not been tested by us. If you require any further information, please contact us.

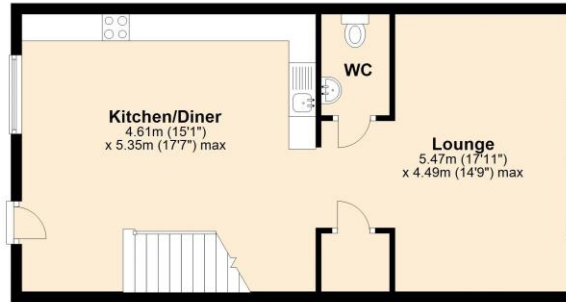




Floorplan

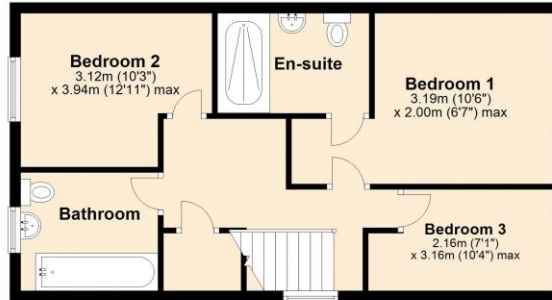
Ground Floor

Approx. 50.1 sq. metres (539.0 sq. feet)



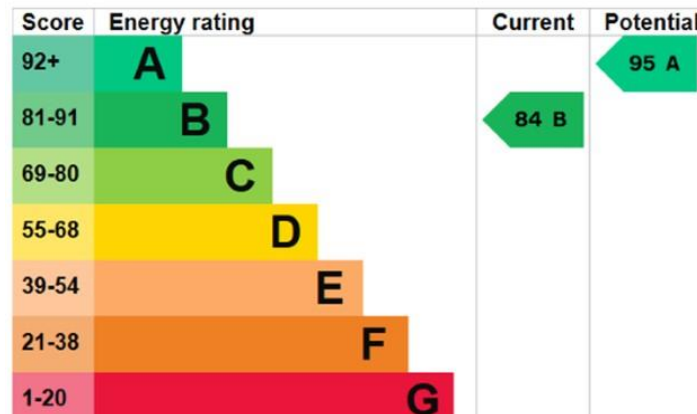
First Floor

Approx. 47.0 sq. metres (505.9 sq. feet)



Total area: approx. 97.1 sq. metres (1044.8 sq. feet)

EPC Graph (full EPC available on request)



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