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Own it.

**15 Albatross Way,**  
Guide Price £230,000

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- Four Bedroom Detached Home
- Full Length Kitchen/Diner
- Downstairs WC
- Large Rear Garden
- No Upper Chain
- Large Front Aspect Living Room
- Utility Room
- Master Bedroom With En-Suite
- Single Garage With Long Drive Way
- Popular Location

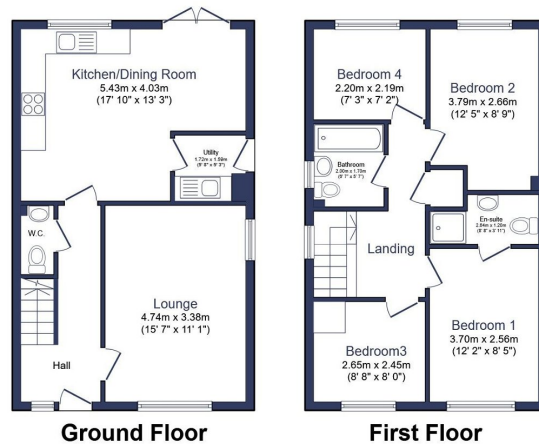


## Fantastic Four Bedroom Detached Home, On Windmill Park Ashington

This fantastic four bedroom detached home boasts of a large living room leading from a separate front entrance hall, taking you to the contemporary kitchen/diner area with French doors leading out to the rear good sized garden. There is a downstairs WC, and utility room, which completes the ground floor accommodation.

Upstairs you will find four well proportioned bedrooms with en-suite to the master bedroom, and the family bathroom completes the first floor accommodation.

At the side of the property is the single garage, and a long drive way to accommodate multiple car parking.



Total floor area 97.6 m<sup>2</sup> (1,051 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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.focalagent.com](http://www.focalagent.com)

**Energy performance certificate (EPC)**

15 ALBATROSS WAY WINDMILL PARK ASHINGTON NE5 5WV	Energy rating <b>B</b>	Valid until 5 May 2031
		Certificate number 9991-1461-0332-004-033

Property type: Detached house  
Total floor area: 99 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-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

**Energy rating and score**

This property's energy rating is B. It has the potential to be A.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

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

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