



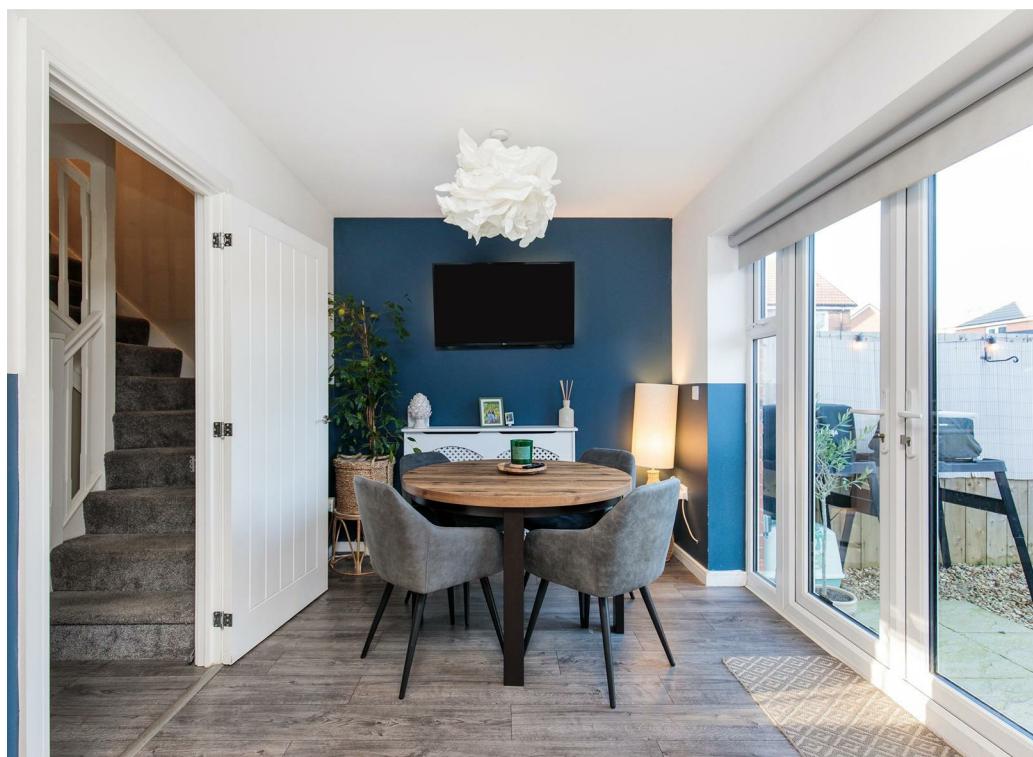
ASHLEY GARDENS, ST MARY PARK, NE61

Asking Price £235,000

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THREE BEDROOMS | MODERN END LINK | SOUGHT AFTER AREA

This beautifully presented three bedroom end link property is ideal for a variety of buyers and boasts an open outlook over a pleasant green area.

Ashley Gardens is located within a popular residential area of St Mary Park, Stannington. Offering a convenient setting close to local amenities, schooling and everyday services. Morpeth town centre is easily accessible and provides a wider range of shops, cafés and leisure facilities, along with excellent transport links, including the A197 and A1.

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The internal accommodation comprises: an entrance vestibule that provides direct access to a convenient ground-floor WC, as well as stairs to the first floor and the bright living room to the right. The living room enjoys a large forward-facing window overlooking the front lawn of the property. To the rear, a kitchen-diner spans the width of the property and features a range of fitted wall and base units and integrated appliances. There is ample space for a dining table, and there are French doors leading out to the rear garden, also allowing plenty of natural light into the space.

On the first-floor landing, there is access to three well-proportioned bedrooms, with the principal bedroom to the rear benefiting from an en-suite shower room with a three-piece suite and a window. The remaining two bedrooms are served by a well-appointed family bathroom, also with a three-piece suite.

Externally, the property enjoys a front lawn to the front, and, to the rear, a paved garden, enclosed by timber fencing - an ideal space for entertainment and everyday family living.



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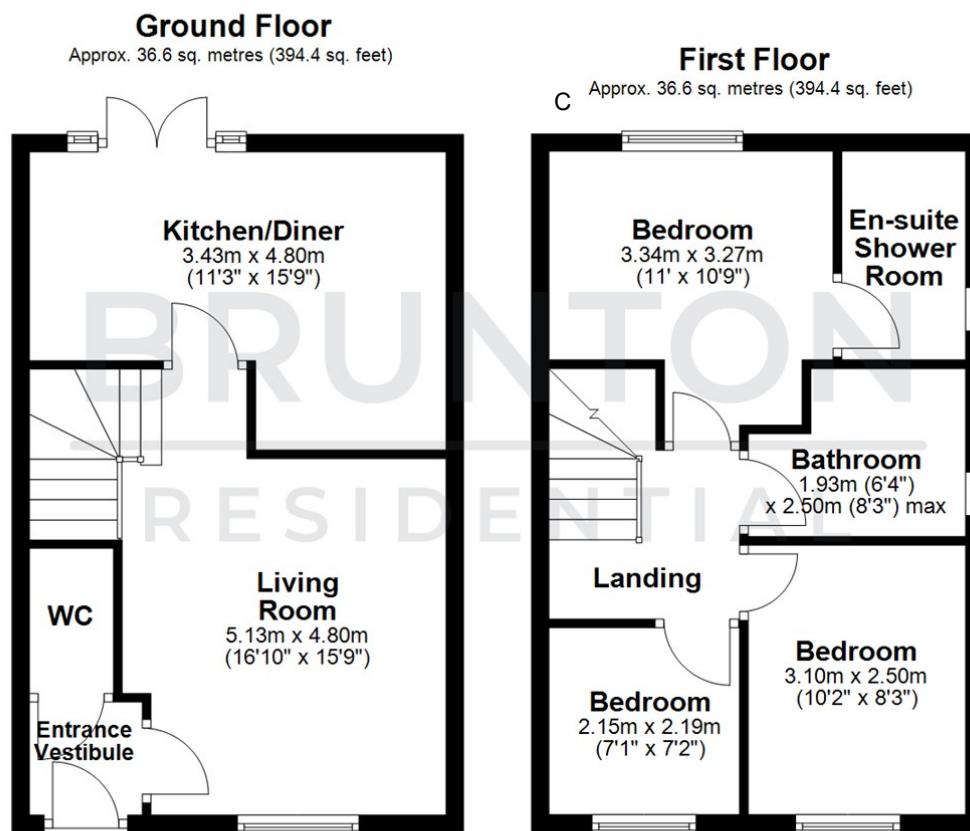
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TENURE : Freehold

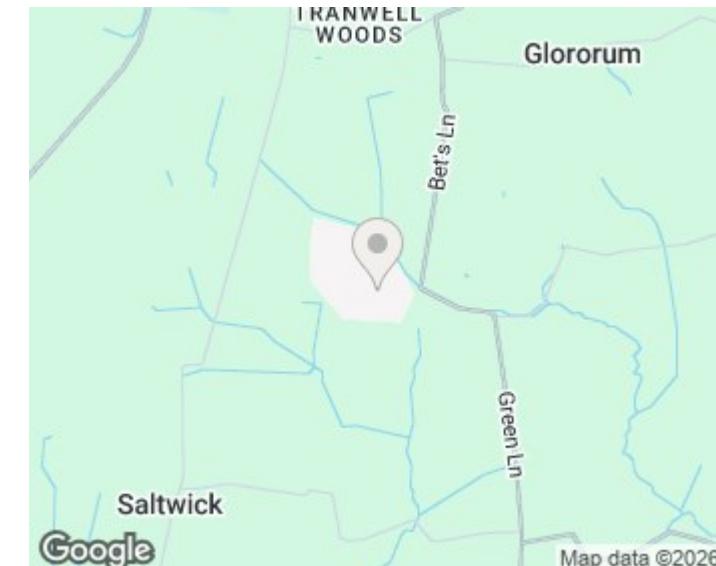
LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : C

EPC RATING : B



All measurements are approximate and are for illustration only.
Plan produced using PlanUp.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A	96	84	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		