

# SIGNATURE

## NORTH EAST

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 Harvey Close, Ashington NE63 9EH

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**£180,000**

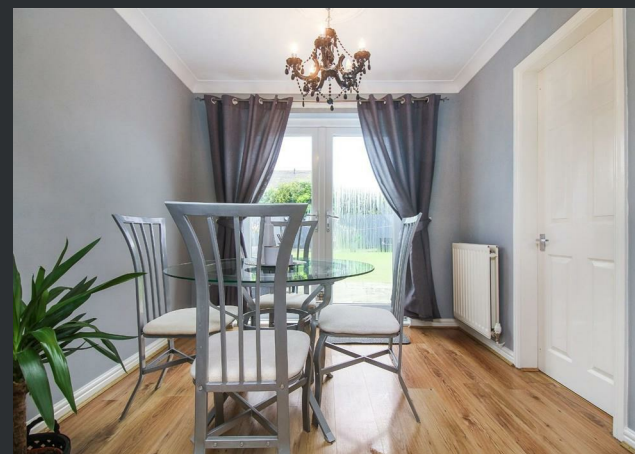
Signature North East is delighted to welcome this delightful detached house in Harvey Close, Ashington. This charming property is ideally situated near Dukes High School and top attractions such as Woodhorn Museum, Queen Elizabeth II Country Park, Wansbeck Riverside Park, and Ashington Market. Enjoy the convenience of local amenities and the nearby beaches of Cambois and Newbiggin by the Sea. With easy access to the A189, major road networks are within reach, ensuring you can get where you need to be in minutes.

As you step inside, you'll be greeted by a spacious reception room, perfect for entertaining guests or simply relaxing with your loved ones—a space where you can accommodate all of your desired furniture. The home's thoughtful layout offers both comfort and functionality. From the living room, you can seamlessly walk into the dining room, an ample space for your dining table, which offers outdoor access to the back garden through French doors. From here, you can access the kitchen, which provides a plethora of storage with wall and base units, complemented by an oven and hob. The kitchen also features a secondary entryway to the house, accessible by a side path.

Upstairs, you will discover three cosy bedrooms, providing ample space for the whole family with ample space to accommodate double beds. The property boasts a well-appointed bathroom, complete with a walk-in shower, wall vanity hand basin, and WC, ensuring convenience for all residents.

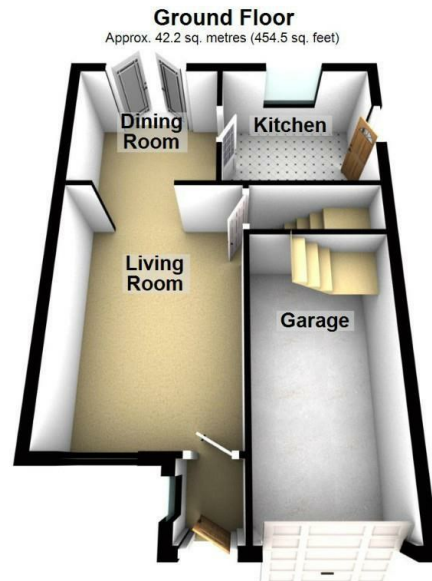
Outside, the south-facing garden is ideal for outdoor living and relaxing with loved ones. The garden is thoughtfully divided into a patio area and a lush lawn. For parking convenience, there's a double driveway and a garage, offering ample space for additional storage and parking. The garage is perfect for securing your vehicle, storing bikes, or keeping gardening tools and equipment.

Don't miss the opportunity to make this house your own give Signature North East a call today and book your viewing.



PLEASE NOTE THAT THE VENDOR HAS CERTIFIED THE PROPERTY INFORMATION AND IMAGES.

# PROPERTY FLOORPLAN



Total area: approx. 80.5 sq. metres (866.7 sq. feet)

Please be advised the floorplans are not drawn to scale and are to be used to give an idea of the layout of the property.  
Plan produced using PlanUp.

## Measurements:

Living Room  
14'6" x 10'1"

Dining Room  
8'6" x 7'11"

Kitchen  
9'0" x 7'11"


Bedroom One  
13'6" x 9'6"

Bedroom Two  
9'6" x 8'11"

Bedroom Three  
8'3" x 8'3"

Shower Room  
8'0" x 5'5"

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>81</b>	<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	





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