

SIGNATURE

NORTH EAST

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 Hayling Court, Ashington NE63 9ZB

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Asking Price
£255,000

Signature North East welcomes you to Hayling Court, a charming detached property featuring 4 spacious bedrooms. Situated in a prime location, the area offers a variety of amenities, making it highly attractive. Families will appreciate the nearby educational institutions, while excellent public transport links make commuting to surrounding neighbourhoods easy. The area also benefits from ample green spaces, parks, and a convenient road network.

Upon entering the home, you're greeted by a welcoming hallway leading into the living room, which opens to the dining room—ideal for entertaining or spending time with loved ones. The kitchen/dining area features LVT flooring, offering ample space for meal preparation and serving, perfect for both formal and casual gatherings. The dining area boasts French doors that open to the back garden, while the kitchen is equipped with a variety of wall and base units, along with a peninsula for extra counter space or informal meals. The adjacent utility room provides outdoor access, and a convenient WC completes the ground floor.

On the first floor, you'll find 4 well-appointed bedrooms, perfect for families or guests. The master bedroom includes a closet and a 3-piece en-suite with a walk-in shower. The family bathroom, complete with a bathtub, serves the remaining bedrooms. Additional storage is available in the loft, which has been boarded and fitted with an access ladder for easy reach.

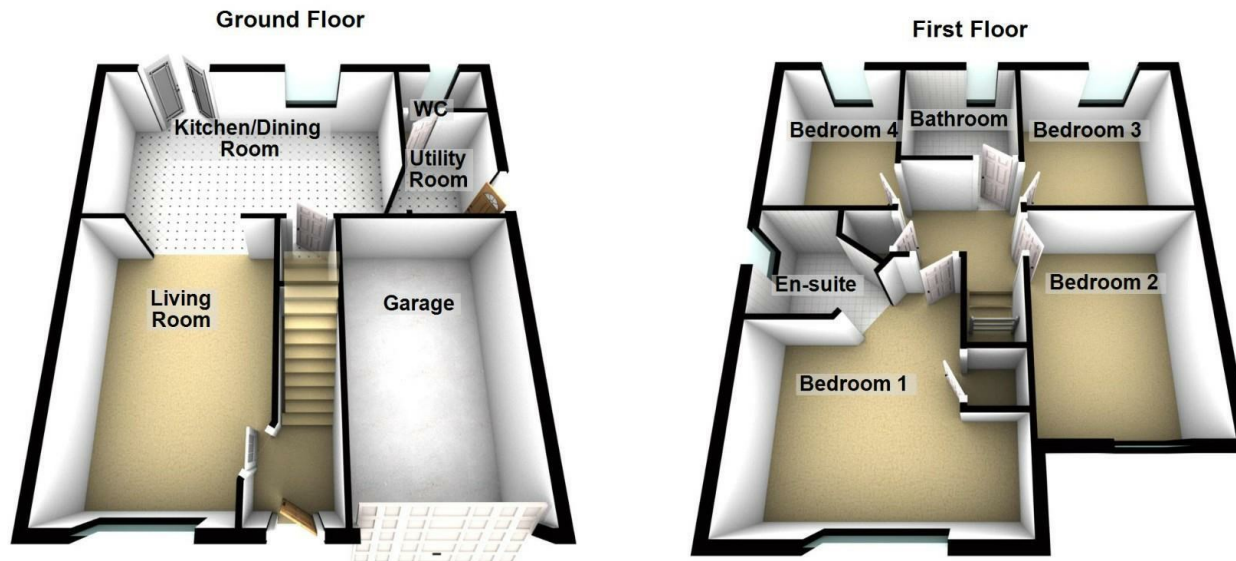
Outside, the low-maintenance back garden features two patio areas, lush grass, and both hot and cold taps. Parking is convenient with a single garage offering extra storage or space for one car, while the double driveway accommodates two vehicles. An electric power point at the front provides easy access for electric vehicle charging or use of power tools.

Hayling Court is ready to become the home where your memories come to life.



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

PROPERTY FLOORPLAN



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
15'8" x 10'10"

Kitchen / Dining Room
18'4" x 10'3"

Utility Room
7'0" x 5'2"

WC
5'2" x 2'10"

Bedroom One
14'3" x 13'6"

En Suite
5'11" x 5'2"

Bedroom Two
12'1" x 9'3"

Bedroom Three
9'6" x 9'4"

Bedroom Four
9'7" x 7'2"

Bathroom
6'9" x 6'3"

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	





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