

# SIGNATURE

## NORTH EAST

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Ashtree Avenue, Rowlands Gill NE39 2FE

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**Asking Price**  
**£275,000**

Signature North East proudly presents this stunning 4-bedroom detached property, located on the outskirts of High Spen, Rowlands Gill. This home is situated in a quiet, sought-after area with local amenities close by in High Spen and just a short drive to Rowlands Gill and Blaydon. Ideal for families, the property benefits from proximity to High Spen Primary School, with numerous opportunities for family outings in nearby locations such as Prudhoe. Enjoy easy access to the likes of Newcastle city centre, Hexham, and Morpeth with Prudhoe's local train station being a short drive away.

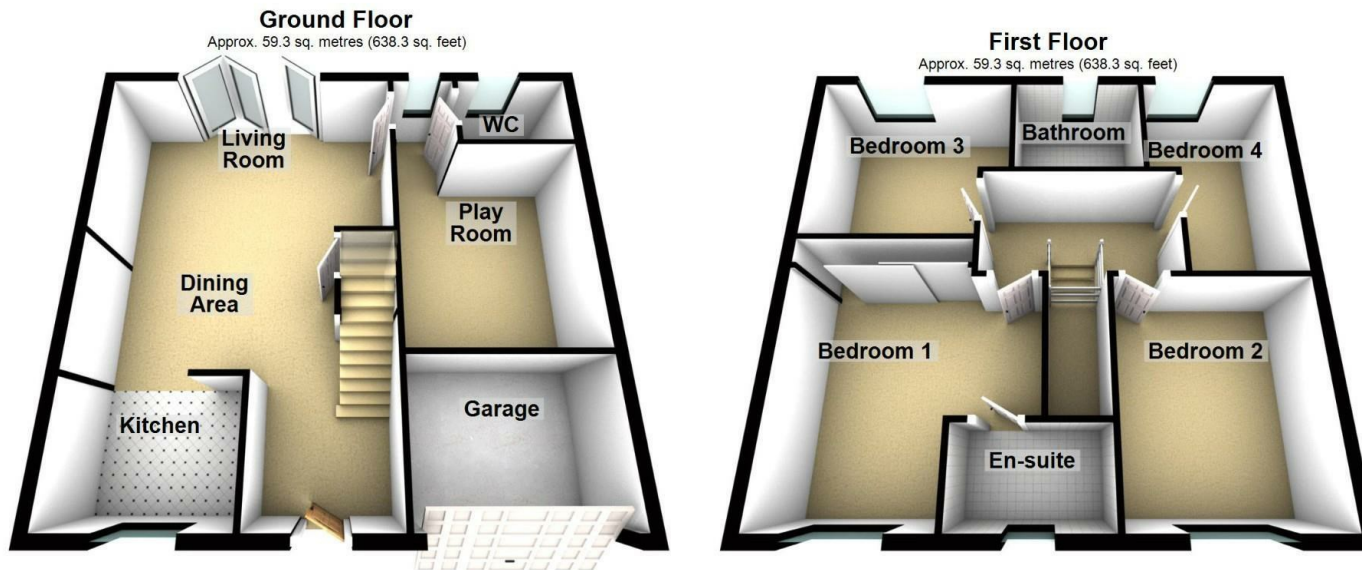
Upon entering the property, you are welcomed into a central hallway leading to an impressive open-plan downstairs area, which seamlessly combines a spacious living room, dining area, and kitchen. The large living room is designed for comfort, featuring ample space for furnishings, bi-fold doors that open onto the rear garden, and a modern fireplace that serves as an elegant focal point. The kitchen is well-equipped with attractive wall and base units, complemented by sleek countertops, and includes integrated appliances such as a fridge freezer, dishwasher, and washing machine. This open-plan layout is perfect for entertaining guests and enhancing family life. Additionally, the ground floor offers a versatile reception room, currently utilised as a playroom, along with a convenient W.C.

The first floor continues to impress, offering four generously sized bedrooms. Bedrooms 1, 2, and 3 comfortably accommodate double beds and any additional furnishings, with Bedroom 1 boasting a stylish ensuite that includes a walk-in shower, W.C., hand basin, and fitted wardrobes for extra storage. Bedroom 4 presents a more versatile option, currently serving as a dressing room, but can accommodate a single bed and additional furnishings. Completing this floor is a well-appointed family bathroom, featuring both a bath and shower, hand basin, and W.C.



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

# PROPERTY FLOORPLAN



Total area: approx. 118.6 sq. metres (1276.7 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  
16'1" x 9'6"

Dining Area  
13'9" x 12'11"

Kitchen  
13'11" x 8'8"

Play Room  
11'7" x 10'0"

WC  
6'2" x 4'1"

Bedroom One  
13'11" x 12'9"

En Suite  
7'4" x 4'7"

Bedroom Two  
11'10" x 10'0"

Bedroom Three  
10'11" x 9'10"

Bedroom Four  
11'11" x 7'8"

Bathroom  
7'1" x 5'8"

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>93</b>
(81-91) <b>B</b>	<b>83</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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