



Birkdale Way | Seaton Vale | NE63 9GE

**£265,000**

A stunning four-bedroom detached family home close to the Wansbeck Hospital with excellent transport links to Newcastle via the Spine Road. This beautifully presented property briefly comprises of a hallway, good sized lounge, a modern cloakroom, and light and airy kitchen diner with patio doors to the garden, downstairs. Upstairs you will find four well-proportioned bedrooms, three of which boast fitted wardrobes, and family bathroom. The master also benefits from a modern en suite. Externally there is a well-tended rear garden and a small lawn and driveway to the front.

This is a lovely property and we would recommend an internal viewing to appreciate the accommodation on offer.



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**Stunning Four Bedroom Detached Family Home in Ashington**

**Master Bedroom with Fitted Wardrobes and En Suite**

**Integral Garage with Internal Access Door**

**Spacious Modern Kitchen Diner with Integrated appliances**

**Well stocked Rear Garden**

**Freehold EPC: B Council tax Band: D**

**For any more information regarding the property please contact us today**

**PROPERTY DESCRIPTION:**

**ENTRANCE HALLWAY:** Part glazed composite door to:

**ENTRANCE HALLWAY:** Stairs to first floor landing, tiled flooring, single radiator.

**DOWNSTAIRS CLOAKS/WC:** Low level wc, wash hand basin, tiled floor, single radiator

**LOUNGE:** 10'4 (3.15) x 14'4 (4.37)  
Double glazed front window, double radiator, electric fire, television point, coving to ceiling.

**KITCHEN/DINING ROOM:** 23'10 (7.26) x 8'8 (2.64)  
Double glazed rear window, double radiator, range of wall, floor and drawer units with coordinating roll edge work surfaces, stainless steel sink unit and drainer with mixer tap, built in electric fan assisted oven, gas hob with extractor fan above, space for fridge freezer, integrated washing machine and dishwasher, walk in cupboard, tiling to floor, spotlights, double glazed patio doors to rear.

**FIRST FLOOR LANDING:** Double glazed side window, loft access.

**FAMILY BATHROOM:** 6'1 (1.85) x 9'0 (2.74)

3-piece white suite comprising:

Panelled bath, pedestal wash hand basin, low level wc, double glazed rear window, heated towel rail, part tiling to walls, laminate flooring.

**BEDROOM ONE:** 13'4 (4.06) x 11'2 (3.40)

Double glazed front window, double radiator, fitted wardrobes, television point.

**ENSUITE:** Double glazed rear window, low level wc, pedestal wash hand basin, shower cubicle, mains shower, part tiling to walls, heated towel rail, laminate flooring.

**BEDROOM TWO:** 14'5 (4.39) x 10'5 (3.18)

Double glazed front window, single radiator, fitted wardrobes

**BEDROOM THREE:** 9'1 (2.77) x 9'1 (2.77) front to robes  
Double glazed rear window, single radiator, fitted wardrobes.

**BEDROOM FOUR:** 9'1 (2.77) x 6'3 (1.91)

Double glazed rear window, single radiator, laminate flooring.

**EXTERNALLY:** Front garden laid mainly to lawn, driveway leading to garage. Rear garden laid mainly to lawn, bushes and shrubs, patio area screen fencing



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#### MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

#### PRIMARY SERVICES SUPPLY

Electricity: Mains  
Water: Mains  
Sewerage: Mains  
Heating: Mains  
Broadband: Fibre to premises  
Mobile Signal Coverage Blackspot: No  
Parking: Garage/Driveway  
Council Tax Band: D  
EPC RATING: B  
NHBC Warranty 3 years remaining must be verified by your Legal Adviser

#### TENURE

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser.

COUNCIL TAX BAND: D

EPC RATING: B

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Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	91 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Money Laundering Regulations - intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.