



EPC:
Council Tax: E
Tenure: Leasehold

Ashford Grove,
Abbey Grange

Ashford Grove, Abbey Grange, NE5 1QS

- Detached family home
- Four bedrooms
- Ensuite to main bedroom
- Cloakroom/w.c
- Two reception rooms
- Front and rear gardens

£410,000

Wonderful extended detached family home standing on a mature plot within this desirable cul-de-sac. Tastefully presented with gas central heating and double glazing. The layout comprises an entrance lobby, hallway with stairs up to the first floor, generous sized lounge with doors leading dining room, delightful conservatory with French doors leading to the rear garden, breakfasting kitchen and utility room. Complementing the ground floor layout is a cloakroom/w.c.

The first floor comprises landing, main bedroom with built in wardrobes and ensuite facilities, three further bedrooms and a family bathroom/w.c with a white four-piece suite. Externally there is a wide attached garage with remote controlled roller shutter doors, double width driveway, mature rear garden offering a high degree of privacy with predominantly southerly aspect and front garden. Guaranteed to impress the discerning purchaser.

Entrance lobby

Composite entrance door, dado rail and a central heating radiator.

Hallway

Central heating radiator, storage cupboard, dado rail and stairs up to the first floor.

Cloakroom/w.c

Fitted with a low level w.c, vanity wash hand basin, heated towel rail, part tiled walls with matching floor tiles and a double glazed window to the front.

Lounge 17' 10" x 11' 6" (5.43m x 3.50m)

Two double glazed windows to the front, central heating radiator, period style fire surround with marble inset and hearth, television point, coving to ceiling, dado rail and twin doors leading to:

Dining room 11' 6" x 11' 3" (3.50m x 3.43m)

Central heating radiator, dado rail, coving to ceiling and doors leading to:-

Conservatory 11' 6" x 11' 3" (3.50m x 3.43m)

Television point, double glazed windows and doors leading to the rear garden.

Breakfasting Kitchen 13' 3" x 11' 1" (4.04m x 3.38m)

Fitted with a range of wall and base units with Granite work surfaces over, tiled splash back, workbench lighting, 1 ½ bowl sink with mixer tap and drainer, gas cooker point with stainless steel extractor hood over, integrated fridge, tiled flooring, central heating radiator. recessed spotlights, television point, door to utility room and a double glazed window to the rear.

Utility Room

Fitted with a range of wall and base units with granite work surfaces over, part tiled walls, stainless steel sink, plumbing for an automatic washing machine, central heating radiator, tiled flooring, door to garage and UPVC door to rear garden.

First floor landing

Loft access and built in storage cupboard.

Bedroom One 11' 8" x 10' 10" Plus door recess into range of built in wardrobes (3.55m x 3.30m)

Double glazed window to the rear, dado rail and central heating radiator.

Ensuite

Fitted with a low level w.c, wash hand basin, shower cubicle with mains shower, tiled walls and flooring, heated towel rail and recessed spotlights.

Bedroom Two 10' 9" x 9' 0" (3.27m x 2.74m)

Two double glazed windows to the front, central heating radiator, dado rail and a television point.

Bedroom Three 8' 11" x 8' 8" (2.72m x 2.64m)

Double glazed window to the front, central heating radiator and dado rail.

Bedroom Four 8' 8" x 8' 7" (2.64m x 2.61m)

Double glazed window to the rear and a central heating radiator.

Bathroom/w.c

Fitted with a four piece white coloured bathroom suite comprising low level w.c, panel bath with mixer tap shower attachment, pedestal wash hand basin, corner shower cubicle with mains operated shower, heated towel rail, recessed spotlights, fully tiled walls, and flooring and a double glazed window to the side.

Externally

Front Garden

Lawn garden with driveway providing off street parking and side access gate.

Rear Garden

Enclosed lawn garden with decked patio area, sunny aspect and high boundary hedge offering a high degree of privacy.

Garage

Attached garage with power and lighting, remote controlled roller shutter door and double width driveway.

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains Gas

Sewerage: Mains

Heating: Mains Gas

Broadband: ADSL

Mobile Signal Coverage Blackspot: No

Parking: Driveway and garage

MINING

The property is not known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and confirmation should be sought from a conveyancer as to its effect on the property, if any.

TENURE

Leasehold. It is understood that this property is leasehold. Should you decide to proceed with the purchase of this property, the Tenure and associated details and costs must be verified by your Legal Advisor before you expend costs. Length of Lease: 999 years from 1 March 1973
Ground Rent: £50 per annum

COUNCIL TAX BAND: E

EPC RATING: C

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