


SIGNATURE

NORTH EAST

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 Fallowfield Way, Ashington NE63 8LD

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Offers Over £250,000

Signature North East is thrilled to introduce this charming three-bedroom detached bungalow, nestled in the highly coveted area of Ashington. This delightful residence features elegant sash windows and generously sized rooms, complemented by a prime location that offers close proximity to an array of convenient amenities, including excellent local shops and easy access to major roads. Additionally, it is just a short distance from the nearby beautiful coastline.

Upon entry, a welcoming hallway provides access to the main principal rooms of the home. First, is the spacious living room, bathed in natural light through its large window, offering abundant space for your desired furnishings. Moving forward, you enter the charming kitchen, enhanced with underfloor heating, Stylish shaker-style wall and base units, along with tasteful countertops, providing ample storage. The kitchen is further equipped with integrated appliances, including a fridge, and washing machine. Continuing your exploration, you'll discover the dining room, which offers the ability to accommodate a family table. This room features a fireplace with a surround, adding a cosy ambiance to the space.

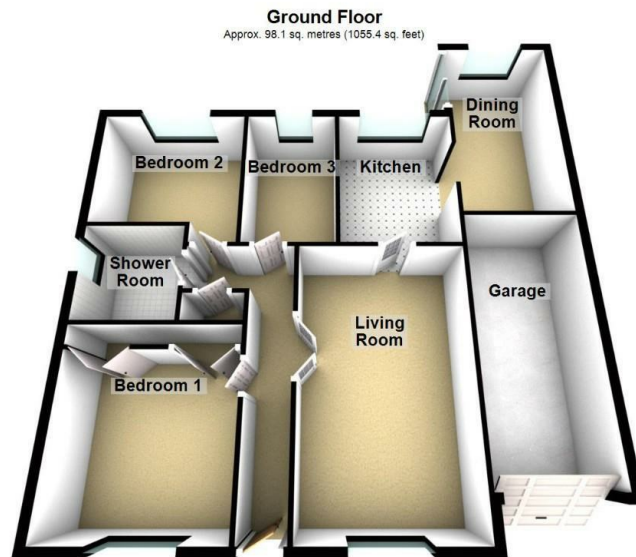
Continuing your exploration through this home, you'll find three generous bedrooms, with two easily accommodating a double bed and your preferred furnishings, while the third provides a versatile space ready to be transformed to suit your needs. The master bedroom is enhanced by fitted wardrobes for added convenience. Completing the home is the delightful main bathroom, fitted in just December 2022, featuring ornate tiles, a separate walk-in shower, a vanity with a hand basin, and a W.C. Additionally, this home features a boarded and carpeted loft, providing an ideal solution for additional storage space.

Externally, this home presents a delightful, generously sized garden predominantly adorned with a beautiful lawn and surrounded by plants and bushes. The garden also features paved patio areas, providing an ideal setting for alfresco dining or relaxation while overlooking the greenery. At the front of the property, an ample garden surrounded by plants welcomes you. Convenient off-street parking for two cars is available through an electric garage and a driveway.



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

PROPERTY FLOORPLAN



Total area: approx. 98.1 sq. metres (1055.4 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
18'11" x 11'3"

Dining Room
14'10" x 7'11"

Kitchen
10'7" x 8'5"


Bedroom One
12'10" x 11'5"

Bedroom Two
10'7" x 10'6"

Bedroom Three
10'7" x 6'7"

Shower Room
6'11" x 6'10"

Energy Efficiency Rating

| | Current | Potential |
|---|---------|---|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 85 |
| (81-91) B | | |
| (69-80) C | | 57 |
| (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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