

SIGNATURE

NORTH EAST

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 Albatross Way, Ashington NE63 9WW

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Offers Over £235,000

Welcome to the property market with Signature North East! Nestled in the heart of Ashington, this detached home offers not just a residence but a lifestyle. Boasting three bedrooms, this energy-efficient gem is strategically located, providing easy access to essential amenities, shops, restaurants, and schools. A mere 5-minute drive takes you to the breathtaking coastline, presenting a great opportunity for both convenience and leisure.

Step inside to a meticulously designed ground floor featuring a central hallway that guides you seamlessly through this inviting abode. The kitchen diner, adorned with sleek wall and base units, a breakfast bar, and an integrated oven, opens to a spacious area ideal for a family dining table. A conveniently attached W.C. adds to the practicality. The large living room flooded with sunlight through elegant French doors, beckons relaxation and offers ample space for your preferred furnishings.

Ascending to the first floor reveals three generous bedrooms, two of which comfortably accommodate double beds and furnishings. The third bedroom, versatile in its layout, adds flexibility to suit your needs. The bathroom is a haven with a bathtub, shower, hand basin, and W.C., promising a serene retreat after a long day.

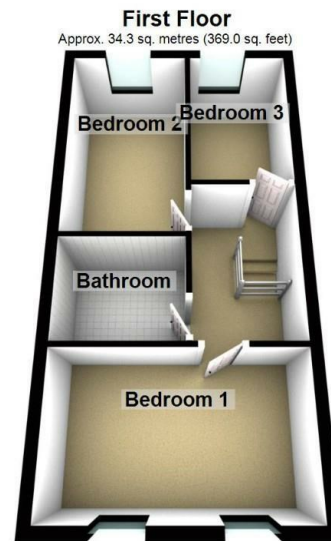
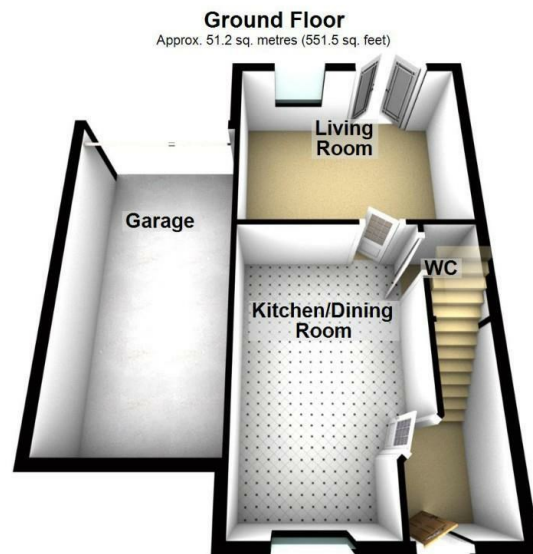
Venture outside to discover the generous southeast-facing external rear garden, bathed in sunlight. A paved patio invites outdoor gatherings with space for furniture and plants, creating a perfect oasis for relaxation. The property is further enhanced by off-street parking and a sizeable garage, ensuring both convenience and security for your vehicles.

With its prime location, thoughtful design, and outdoor charm, this property offered by Signature North East epitomizes comfortable and stylish living. Don't miss the chance to make this house your home!



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

PROPERTY FLOORPLAN



Total area: approx. 85.5 sq. metres (920.5 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
13'6" x 10'9"

Kitchen / Dining Room
16'1" x 10'2"

WC
5'5" x 2'11"

Bedroom One
13'6" x 8'3"

Bedroom Two
12'4" x 7'1"

Bedroom Three
9'1" x 6'0"

Bathroom
7'1" x 5'11"

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(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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