

SIGNATURE

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📍 Woodhorn Road Back, Ashington NE63 9AQ

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Guide Price £425,000

Signature North East welcomes to the market this charming bungalow located on Woodhorn Road Back, in Ashington a sought-after location known for its friendly community atmosphere and proximity to local amenities. This delightful property boasts four spacious bedrooms, offering ample space for a growing family or those in need of extra room. Situated in a peaceful neighbourhood, this bungalow provides a tranquil retreat. Whether you're looking to enjoy a leisurely stroll in the nearby parks or explore the charming shops and cafes in the area, this property offers the perfect blend of convenience and comfort.

Step through the hallway and into the hub of the home: the open-concept kitchen/diner/family room, a bright and airy space ideal for modern living. The recently renovated kitchen offers a plethora of wall and base units and is completed with an integrated hob, microwave, and oven. The island offers a sitting area for practical meals and can accommodate up to six seats. The spacious living room is conveniently located adjacent to this space and offers outdoor access via two sets of French doors. This floor is completed with a modern shower room featuring a walk-in shower, vanity hand basin, and WC.

The first floor offers four spacious double bedrooms, perfect for accommodating your desired furniture. The large family bathroom serves the entire floor and includes a freestanding bathtub, WC, and hand basin.

Outside, this property offers a garden wrapping around the house, perfect for relaxing in the patio area. The front of the house features a grass area and a gate welcoming you inside. The double garage provides extra storage or additional parking spaces, complementing the private parking for two cars.

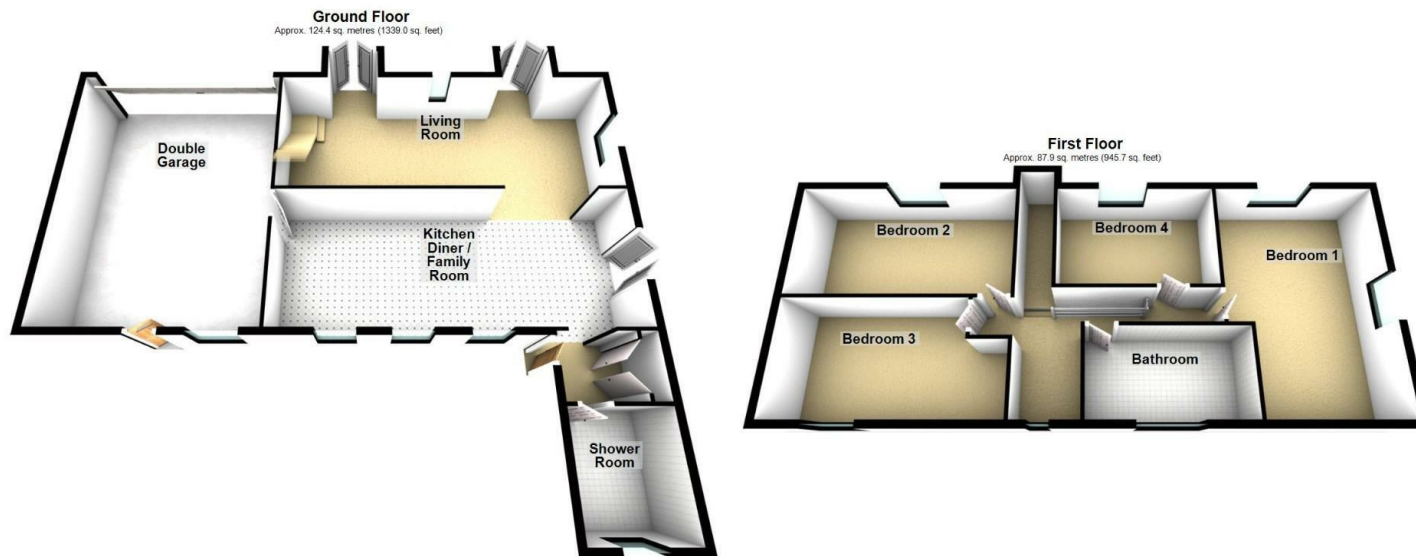
This stunning property features two log-burning stoves, one located in the family area and the other in the living room, making it the perfect home for entertaining family and friends.

Don't miss the opportunity to make this bungalow yours. Call Signature North East today to book your viewing.

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



PROPERTY FLOORPLAN



Total area: approx. 212.3 sq. metres (2284.7 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
30'1" x 14'9"

Kitchen Diner / Family Room
30'1" x 12'2"

Shower Room
9'0" x 7'8"

Bedroom One
19'3" x 13'3"

Bedroom Two
18'2" x 9'6"


Bedroom Three
18'2" x 9'5"

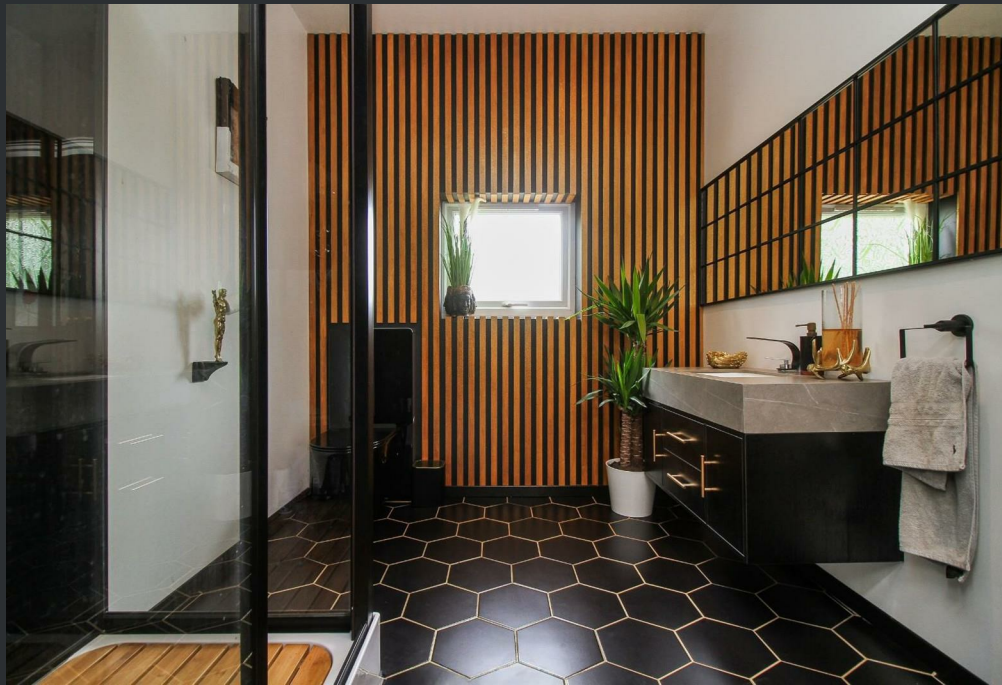
Bedroom Four
13'3" x 8'8"

Bathroom
12'11" x 7'1"

Double Garage
24'10" x 18'2"

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C	68	
(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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