

SIGNATURE

NORTH EAST

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 Park View, Ashington NE63 8HR

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Offers Over £295,000

Signature North East welcomes you to this exceptional three-bedroom semi-detached home, located in the heart of Ashington. Originally built in 1889 as a school house, the property beautifully retains many original features, offering a rare blend of character and modern comfort. The interior roof structure remains entirely original, while the exterior roof was replaced just last year by the same specialists responsible for Hexham Abbey's restoration. Ideally situated, the home benefits from excellent local amenities including pubs, eateries, shops, and green spaces. People's Park is just a stone's throw away, providing a perfect spot for walks and recreation. Commuting is made easy with Ashington Train Station just a two minute walk away.

Upon entering the property, you are welcomed by a spacious central hallway which leads into an impressive open-plan kitchen and living area. Boasting exceptionally high ceilings and multiple windows, this space feels wonderfully bright and airy, with ample room for furnishings. The kitchen features a generous range of base units, complemented by sleek worktops. A second reception room provides a cosy yet airy living area - perfect for entertaining or relaxing. Also on this floor are two generously sized double bedrooms, both of which benefit from en-suite facilities. Additionally, you'll find an office, a second, smaller kitchen and a convenient WC.

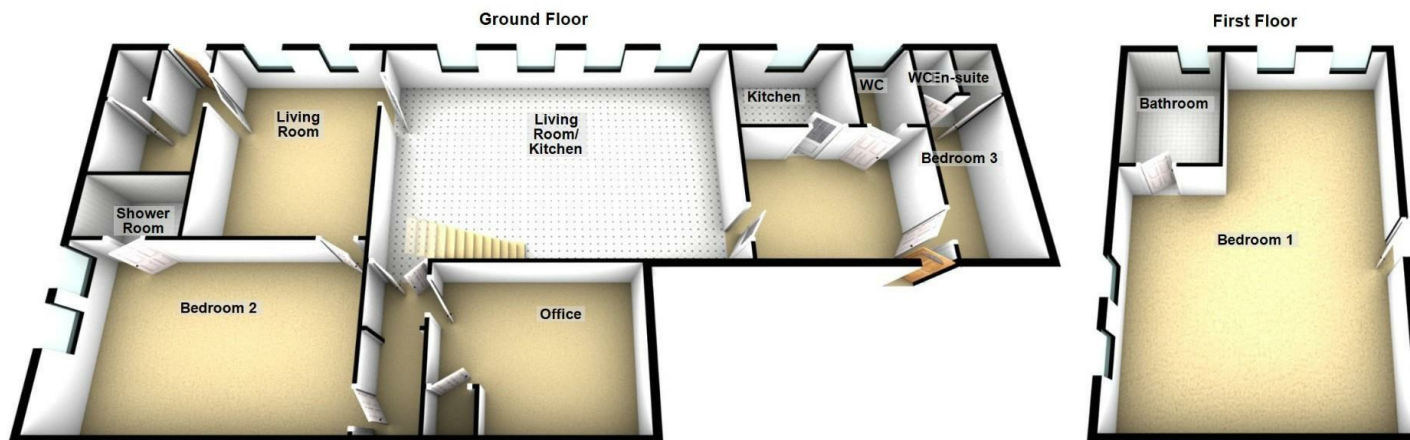
Ascending to the first floor, the master bedroom offers a peaceful retreat with its own private bathroom. This bedroom is enhanced by the original internal roof structure, adding a unique architectural feature. The accompanying bathroom is fitted with a bath, wash basin, and WC, providing both practicality and comfort.

Externally, the property benefits from off-street parking via a dedicated car park with spaces for two vehicles. This charming and characterful home is a true gem in a fantastic location.



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

PROPERTY FLOORPLAN



Total area: approx. 232.3 sq. metres (2500.7 sq. feet)

Measurements:

Living Room/Kitchen
17'10" x 28'4"

Living Room
16'5" x 13'8"

Kitchen
7'6" x 8'9"

Bedroom One
29'9" x 21'8"

Bedroom Two
13'11" x 21'10"

Shower Room
5'0" x 7'11"

Office
11'10" x 15'5"

Bedroom Three
13'10" x 6'5"

Bathroom
10'2" x 7'10"

En Suite
4'0" x 3'2"

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

71

49

England & Wales

EU Directive
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