



40 The Demesne

Ashington NE63 9TP

- Spacious Detached Home
 - 15Ft Lounge
 - Study
 - Fitted Kitchen
- Double Garage & Gardens
- Convenient Location
 - 12Ft Dining Room
- Ground floor shower room
 - 3 Bedrooms
 - No upper chain

£275,000





Situated in a highly sought after area of North Seaton on The Demesne, close to all local amenities and convenient for local travel links. Being sold with No Upper Chain.

The property offers spacious, living accommodation and briefly comprising Entrance Porch, 15Ft Living Room, Dining room with access to rear garden, study ideal for working from home, fitted Kitchen with a good range of wall and floor units, ground floor shower room/WC. To the first floor there are 3 bedrooms and a family Bathroom/WC, Externally there are pleasant gardens to both the front and rear, block paved driveway leading to double garage. Also benefiting from Gas Central Heating and UPVC double glazing.

Viewing highly recommended.



Entrance Porch

Reception Hallway

Lounge

15'8 x 12'4

Dining Room

12'4 x 9'8

Kitchen

10'9 x 11'1

Study

11'1 x 6'8

Ground floor Shower Room/WC

First Floor Landing

Bedroom 1

12'3 x 10'3

Bedroom 2

11'5 x 11'3

Bedroom 3

11'10 x 8'8

Bathroom/WC

Externally

Double Garage and Gardens





Local Authority Northumberland County Council
Council Tax Band D
EPC Rating C
Tenure Freehold

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	70
(81-91) B	
(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	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	
EU Directive 2002/91/EC	

