



Barnston | Ashington | NE63 9TZ

**£180,000**

This spacious three-bedroom semi-detached property is located on the ever-popular Barnston estate in Ashington, occupying an enviable corner plot within a quiet cul-de-sac. The home benefits from easy access to the town centre, schools, local shops, and public transport links, as well as excellent road connections to the A189.

The property is fully double glazed and gas centrally heated. The accommodation briefly comprises, a stylish lounge featuring a modern media wall, dining room, a tasteful and well-appointed kitchen, utility room, and stairs leading to the first-floor landing, three stunning, well-proportioned bedrooms, and a modern family bathroom.

Externally, to the front there is a block-paved driveway providing off-street parking and access to a single garage. To the rear, the property boasts a south-facing, low-maintenance garden, mainly laid to lawn with a pleasant patio seating area—ideal for enjoying the sun.

A lovely home that must be viewed to be fully appreciated.

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**Spacious three-bedroom semi-detached home**

**Enviably corner plot in a quiet cul-de-sac location**

**Stylish lounge with contemporary media wall**

**Tasteful, well-appointed kitchen with utility room**

**Three stunning, well-proportioned bedrooms**

**South-facing, low-maintenance rear garden with patio area**

**Block-paved driveway with single garage**

**Freehold**

For any more information regarding the property please contact us today

#### PROPERTY DESCRIPTION:

**ENTRANCE HALLWAY:** Part glazed composite door, modern flooring, double glazed front window.

**LOUNGE:** 19'1 (5.82) x 10'3 (3.12) Media wall  
Double glazed front window, double radiator, television point, coving to ceiling.

**DINING ROOM:** 14'4 (4.37) x 9'10 (2.99)  
Double glazed rear window, single radiator.

**KITCHEN:** 13'6 (4.12) x 12'4 (3.76)  
Double glazed rear window, single radiator, range of wall. Floor and drawer units with coordinating roll edge work surfaces, stainless steel sink unit and drainer with mixer tap, built in electric fan assisted oven, gas hob with extractor fan above, modern flooring, double glazed patio doors to the rear.

**UTILITY ROOM:** 8'0 (2.44) x 8'7 (2.62)  
Plumbed for washing machine, double radiator, modern flooring, space for fridge/freezer.

**FIRST FLOOR LANDING AREA:** Double glazed side window, loft access.

**FAMILY BATHROOM:** 3 Piece white suite comprising: Panelled bath, mains shower over, pedestal wash hand basin, low level wc, spotlights, double glazed rear window, heated towel rail, tiling to walls, tiled flooring.

**BEDROOM ONE:** 8'6 (2.59) x 13'11 (4.24)  
Double glazed front window, single radiator.

**BEDROOM TWO:** 9'5 (2.87) to front of robes x 8'3 (2.52)  
Double glazed rear window, single radiator, fitted wardrobes

**BEDROOM THREE:** 6'0 (1.83) x 7'5 (2.26)  
Double glazed front window, built in cupboard, single radiator.

#### EXTERNALLY:

**FRONT GARDEN:** Laid mainly to lawn, double driveway leading to garage.

**REAR GARDEN:** Laid mainly to lawn, screen fencing, patio area, low maintenance garden.

**GARAGE:** Single attached, up and over door, power and lighting.

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#### PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains

Broadband: Fibre to premises

Mobile Signal Coverage Blackspot: No

Parking: Garage/Driveway

#### MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

#### TENURE

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser  
Any Other Charges/Obligations: [xx & explain]

COUNCIL TAX BAND: B

EPC RATING: TBC

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**Money Laundering Regulations** – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.



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