

Whittingham Close | Ashington | NE63

Offers over £255,000

This well-presented three-bedroom detached house offers spacious and versatile accommodation. The property benefits from a generous lounge, separate dining room opening into a conservatory, and a well-equipped kitchen with access to the rear garden. To the first floor are three bedrooms, including a principal bedroom with en-suite, together with a modern family bathroom. Externally, there is a driveway leading to an integral garage and an attractive rear garden with lawn, patio/decked seating area and raised flower beds. With plenty of space both inside and out, this lovely, detached house is certainly one to view.

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Three-Bedroom Detached Home

Spacious Lounge

Dining Room through to Conservatory

Well equipped Kitchen

Principal Bedroom with En-Suite

Attractive Rear Garden

Integral Garage and Driveway

Long Leasehold Property

For any more information regarding the property please contact us today

PROPERTY DESCRIPTION:

ENTRANCE: Part glazed entrance composite door

ENTRANCE HALLWAY: Stairs to first floor landing, radiator, storage cupboard, modern flooring.

DOWNSTAIRS CLOAKS/W.C.: Low level wc, wash hand basin set in a vanity unit, tiling to floors.

LOUNGE: 10'2 (3.10) x 15'1 (4.59)
Double glazed front window, radiator, television point, coving to ceiling and ceiling rose, doors open to Conservatory

CONSERVATORY: 10'9 (3.28) x 10'11 (3.33) max
Dwarf walls, double glazed window, ceiling fan

DINING ROOM: 8'8 (2.64) x 10'2 (3.10)
Radiator, coving to ceiling with ceiling rose.

SNUG/OFFICE: 7'5 (2.26) x 8'5 (2.57)
Double glazed rear window, radiator, coving to ceiling.

KITCHEN: 18'11 (5.77) x 7'6 (2.29) up to 13'9 (4.19)
Double glazed rear window, radiator, range of wall, floor and drawer units with coordinating roll edge work surfaces, coordinating sink unit and drainer with mixer tap, tiled splashbacks, built in double electric fan assisted oven, gas hob with extractor fan above, integrated fridge/freezer, washing machine and dishwasher, tiling to floor, coving to ceiling, patio doors to rear

FIRST FLOOR LANDING AREA: Loft access, built in storage cupboard

FAMILY BATHROOM: 3-piece suite comprising: panelled bath with mains shower over, wash hand basin set in vanity unit, low level wc, spotlights, double glazed rear window, heated towel rail, tiling to walls, tiled flooring.

BEDROOM ONE: 10'0 (3.05) x 10'0 (3.05) to robes
Double glazed rear window, radiator, fitted wardrobes, television point.

EN-SUITE SHOWER ROOM: Double glazed rear window, low level wc, wash hand basin set in vanity unit, shower cubicle with electric shower, part tiling to walls, tiled floor, heated towel rail.

BEDROOM TWO: 7'6 (2.29) plus bay x 10'11 (3.33) to robes
Bay double glazed front window, fitted wardrobes, modern flooring.

BEDROOM THREE: 8'0 (2.44) plus alcove x 11'4(3.45)
Two double glazed front windows, radiator, modern flooring.

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EXTERNALLY: FRONT GARDEN: Block paved driveway leading to garage.
REAR GARDEN: Laid mainly to lawn, patio decked area, bbq area, raised flower beds.
GARAGE: Single integral garage, with electric door, power and lighting.

PRIMARY SERVICES SUPPLY
Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Mains
Broadband: FTTP
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
Leasehold. It is understood that this property is leasehold. Should you decide to proceed with the purchase of this property, the Tenure and associated details and costs must be verified by your Legal Advisor before you expend costs.
Length of Lease: 999years from 10/07/1991
Ground Rent: £17.50 per 6 months.

COUNCIL TAX BAND: D
EPC RATING: C

AS00010705 VERSION ONE GD/FG 21/09/2026 amended 03/11/2026





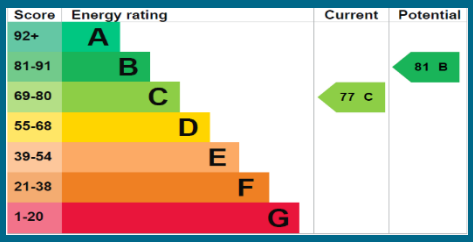


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The Property Ombudsman

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.

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

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