



Walton Heath Way | Ashington | NE63 9ED

£249,950

A beautifully presented and tastefully decorated four-bedroom detached house offering spacious accommodation throughout. The property benefits from an inviting entrance hallway, generous lounge, ground floor cloakroom/W.C. and an impressive modern kitchen/dining room fitted with a range of units, integrated appliances and ample space for family dining.

To the first floor are four well-proportioned bedrooms, including a principal bedroom with en-suite shower room, together with a stylish family bathroom. The home is ideal for families seeking modern, ready-to-move-into accommodation.

Externally, there is a driveway providing off-street parking leading to an integral garage with power and lighting. To the rear, the enclosed garden has been designed for low maintenance and features artificial lawn and a patio area.

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Beautifully Presented Four-Bedroom Detached Family Home

Stylish Open Plan Kitchen/Dining Room with Integrated Appliances

Spacious Lounge and Ground Floor Cloakroom/W.C.

Principal Bedroom with En-Suite Shower Room

Single Integral Garage, Driveway Parking and Low Maintenance Gardens

Tastefully Decorated Throughout and Ready to Move Into

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For any more information regarding the property please contact us today

PROPERTY DESCRIPTION:

ENTRANCE: Composite door.

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

DOWNSTAIRS CLOAKS/W.C.: 5'10 (1.79) x 4'9 (1.50) off kitchen
Low level WC, pedestal wash hand basin, extractor fan, modern flooring

LOUNGE: 10'11 (3.33) x 15'10 (4.83)
Double glazed front window, radiator, television point.

KITCHEN/DINING ROOM: 18'10 (5.74) up to 23'10 (7.26) max x 10'2 (3.10)
Double glazed rear window, 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, electric hob with extractor fan above, integrated fridge/freezer, washing machine and dishwasher, modern flooring, spotlights

FIRST FLOOR LANDING AREA:

FAMILY BATHROOM: 3-piece suite comprising: panelled bath, pedestal wash hand basin, low level wc, heated towel rail, part tiling to walls, tiled floor, extractor fan, double glazed rear window

BEDROOM ONE: 9'3 (2.82) x 10'11 (3.33) plus alcove
Double glazed front window, radiator, television point

EN-SUITE SHOWER ROOM: Double glazed side window, low level wc, pedestal wash hand basin, shower cubicle with mains shower, part tiling to walls and floor, heated towel rail, extractor fan.

BEDROOM TWO: 9'3 (2.82) x 10'7 (3.22)
Double glazed front window, radiator, two built in cupboards

BEDROOM THREE: 9'4 (2.84) x 9'4 (2.84)
Double glazed rear window, radiator, modern flooring.

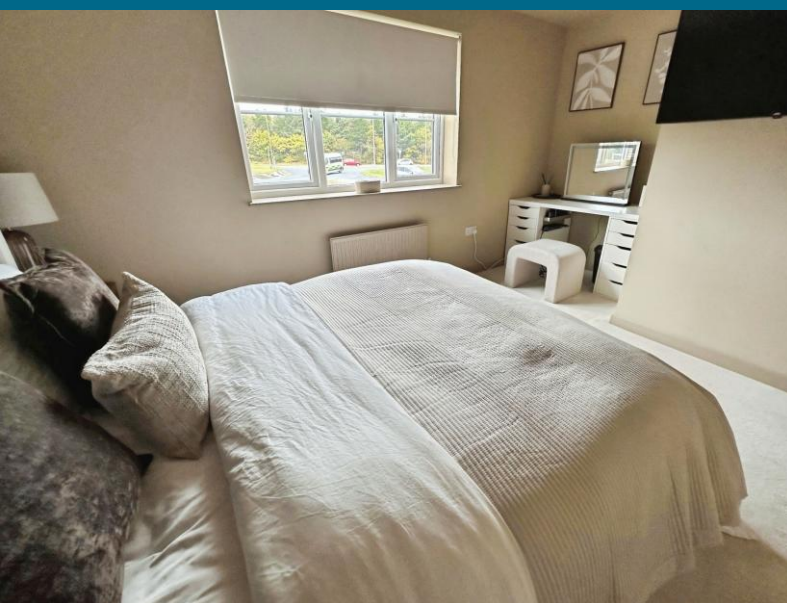
BEDROOM FOUR: 6'11 (2.11) x 11'3 (3.43) wall to wall
Double glazed rear window, fitted wardrobes

EXTERNALLY: **FRONT GARDEN:** Driveway leading to garage
REAR GARDEN: Laid to artificial lawn, patio area, low maintenance garden
GARAGE: Single integral up and over garage door with power and lighting.

T: 01670 850 850

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PRIMARY SERVICES SUPPLY

Electricity: TBC

Water: TBC

Sewerage: TBC

Heating: TBC

Broadband: TBC

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.

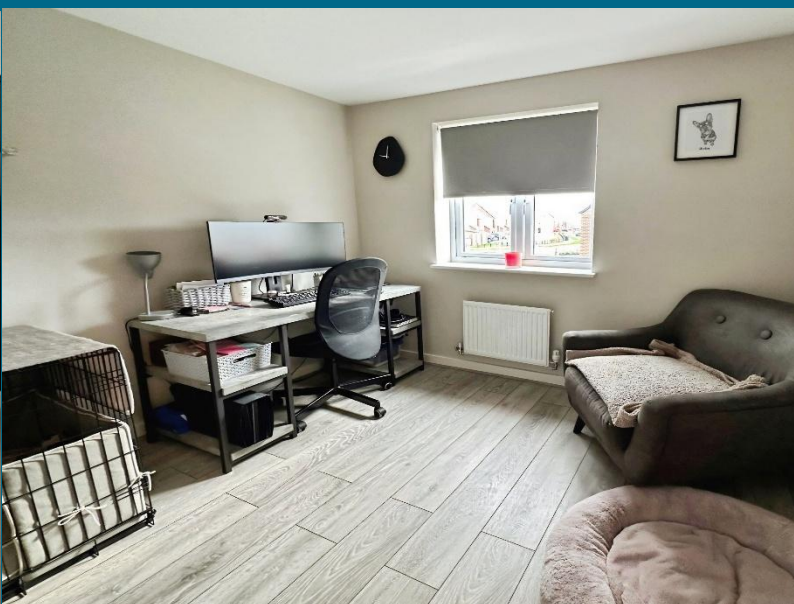
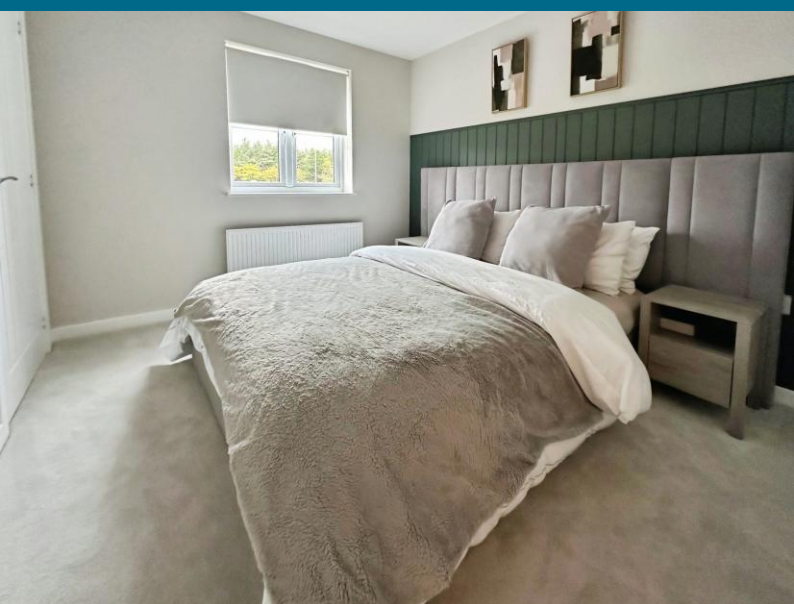
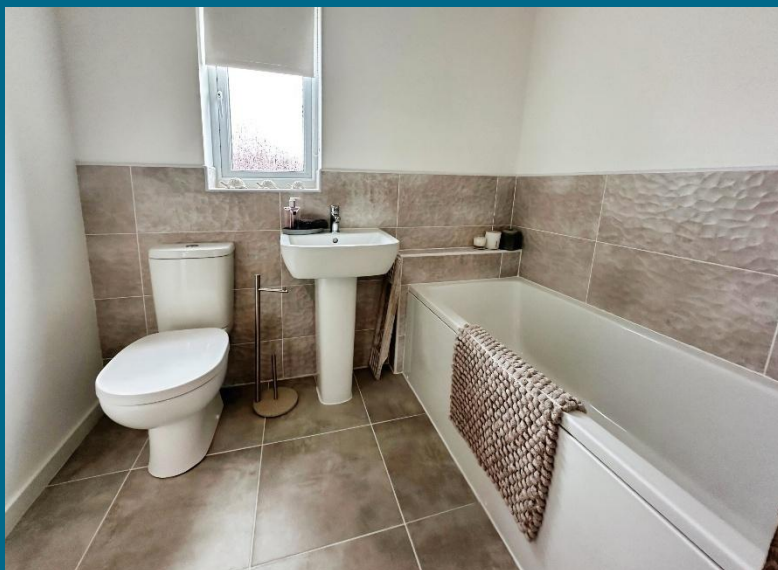
TENURE

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

COUNCIL TAX BAND: D

EPC RATING: B

AS00010783 VERSION ONE FG/GD 21/10/2026



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Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Important Note: Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.



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.