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HOWARD WALK, ASHINGTON, NE63

Offers Over £139,950

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Well-presented semi-detached home offering modern and well-balanced accommodation within a popular residential development in Ashington. With stylish interiors, practical living spaces and a private rear garden, the property is ideally suited to first-time buyers, young families and professional couples.

The accommodation includes two reception areas, a well-equipped kitchen and three bedrooms, with the principal bedroom benefiting from en-suite facilities. Externally, the enclosed rear garden provides an excellent outdoor space, while allocated parking and additional visitor spaces add further convenience.

Howard Walk enjoys a convenient location with excellent access to Ashington town centre, local schools, everyday amenities, Wansbeck Hospital and the Northumberland coastline. The area also benefits from strong road and rail links, making it an excellent choice for commuters and those seeking easy access across the region.

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The internal accommodation comprises: a welcoming entrance hallway with wood-effect flooring, a convenient ground-floor WC and stairs to the first floor. Positioned to the front of the property is a bright and comfortable living room, while to the rear is a spacious dining room featuring useful under-stair storage and French doors opening directly onto the rear garden. Adjacent is a well-equipped kitchen fitted with a range of wall and base units, integrated appliances and views over the garden.

The first-floor landing provides access to three well-proportioned bedrooms, including a principal bedroom with fitted wardrobes and an en-suite shower room. A second generous double bedroom benefits from French doors opening onto a Juliet balcony, while a third bedroom offers flexibility as a child's room, guest bedroom or home office. A well-appointed family bathroom completes the accommodation.

Externally, the property benefits from an allocated parking space together with additional visitor parking. To the rear is an enclosed garden laid mainly to lawn with a paved patio seating area, creating an ideal space for everyday family life and outdoor entertaining.



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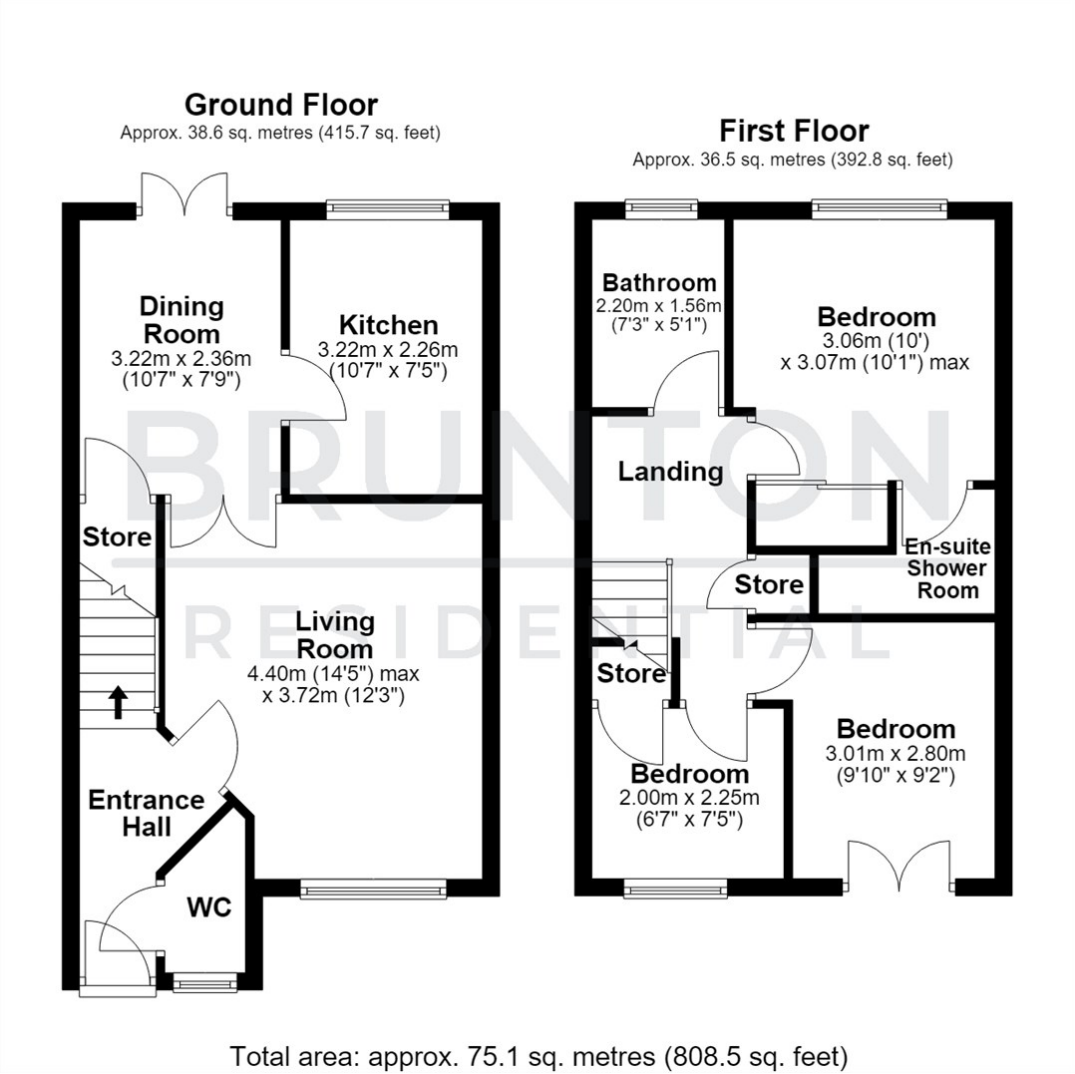
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TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : B

EPC RATING : C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C	77	
(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	