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property people

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2 Longhorsley Green

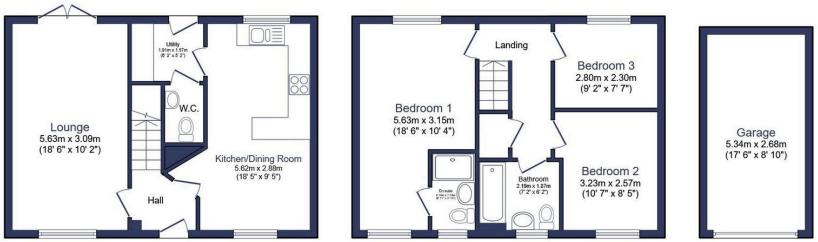
Offers Over £225,000

3 2 1

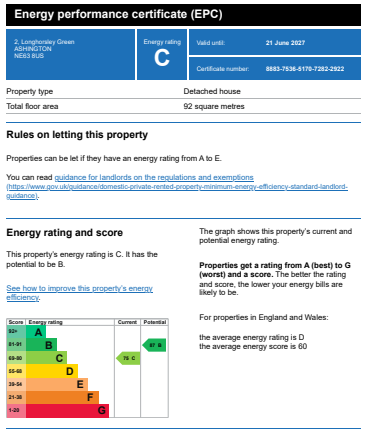
- Modern Detached Family Home
- Large Master Bedroom With En-Suite Shower Room
- Spacious Living Room With French Doors To Garden
- South Facing Rear Garden
- Close To Local Amenities & Woodland Walks
- Three Double Bedrooms
- Family Bathroom
- Utility Room And Downstairs WC
- Single Garage & Two Car Driveway
- Immaculately Presented Throughout

BREAD

A Spacious Three Bedroom Detached Home, Within The Portland Estate Ashington. Spotless from the front door in, this super attractive modern home has been decorated & presented to a high standard throughout. This detached house boasts three bedrooms, a family bathroom plus en-suite shower room that collectively complete the first floor accommodation along with a storage cupboard & loft access which is boarded out, and has shelves and lighting. The ground floor consists of a front aspect living room with French doors leading out to a good sized south facing garden, with patio area. There is a well equipped modern kitchen/diner, with access to a separate downstairs WC and utility room - from there you have access to the garden, a side gate gives access to the single garage and 2-car driveway. You'll struggle to find a home in such wonderful condition and as far as 3-bedroom homes go, this one has pretty much everything you could ask for.



Ground Floor **First Floor** **Garage**



Energy performance certificate (EPC)

2, Longhorsley Green
ASHINGTON
NE63 8US

Energy rating: **C**

Valid until: **21 June 2027**

Certificate number: **8883-7536-5170-7282-2922**

Property type	Detached house
Total floor area	92 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is C. It has the potential to be B.

See how to improve this property's energy efficiency.

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

Total floor area 105.7 m² (1,137 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com