



Garcia Drive, Ashington, NE63 9HF

£235,000

A well presented detached three-bedroom family home offering spacious and modern accommodation throughout, ideal for contemporary family living.

The property features a welcoming entrance hallway, a bright and comfortable lounge with bay window, separate dining room, and an impressive fitted kitchen with ample storage and integrated appliances, alongside a useful utility room and ground floor WC.

To the first floor are three well-proportioned bedrooms, including a generous principal bedroom with en-suite shower room, together with a modern family bathroom.

Externally, the home benefits from lawned gardens to the front and rear, a patio seating area perfect for outdoor entertaining, and a detached single garage with power and lighting.

This attractive detached home combines style, space, and practicality, making it an excellent choice for families and buyers seeking a property ready to move straight into

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Detached Three-Bedroom Family Home

Spacious Lounge with Bay Window

Separate Dining Room

Modern Fitted Kitchen With Integrated Appliances

Utility Room And Ground Floor WC

Principal Bedroom with En-Suite Shower Room

Front And Rear Lawned Gardens with Patio Area

Detached Garage with Power And Lighting

For any more information regarding the property please contact us today

PROPERTY DESCRIPTION:

ENTRANCE: Composite Entrance door

ENTRANCE HALLWAY: Modern flooring, single radiator

DOWNSTAIRS CLOAKS/W.C.: Low level WC, pedestal wash hand basin, single radiator.

LOUNGE: 10'8 (3.25) x 13'6 (4.12) plus bay
Double glazed front bay window, television point, radiator

DINING ROOM: 10'1 (3.07) x 10'11 (3.83)
Double glazed front bay window, coving to ceiling, radiator, modern flooring.

KITCHEN: 20'3 (6.15) x 9'11 (3.02)
Double glazed rear window, double radiator, range of wall, floor and drawer units with coordinating roll edge work surfaces, stainless steel sink unit and drainer with mixer tap, tiled splashbacks, built in electric fan assisted double oven, electric hob with extractor fan above, space for fridge freezer, modern flooring, spotlights.

UTILITY ROOM: 6'2 (1.88) x 5'4 (1.62)
Stainless steel sink unit with mixer tap, fitted base unit and work surface, plumbed for washing machine, single radiator

FIRST FLOOR LANDING AREA: Spacious landing, loft access, built in storage cupboard, double glazed side window.

BEDROOM ONE: 23'9 (7.24) x 9'6 (2.90)
Double glazed front and rear window, two single radiators, television point.

EN-SUITE : Double glazed rear window, low level WC, pedestal wash hand basin, shower cubicle with mains shower, single radiator, part tiling to walls, vinyl flooring, spotlights

BEDROOM TWO: 10'4 (3.15) x 8'9 (2.67)
Double glazed front window, single radiator, modern flooring

BEDROOM THREE: 7'9 (2.36) x 8'4 (2.54)
Double glazed front window, single radiator

FAMILY BATHROOM: 3 piece white suite comprising:
Panelled bath, pedestal wash hand basin, low level wc, spotlights, single radiator, double glazed rear window, part tiling to walls, modern flooring.

EXTERNALLY:
FRONT GARDEN: Laid mainly to lawn
REAR GARDEN: Laid mainly to lawn, patio area.
GARAGE: Single detached up and over door with power and lighting.

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PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains

Broadband: Other

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.

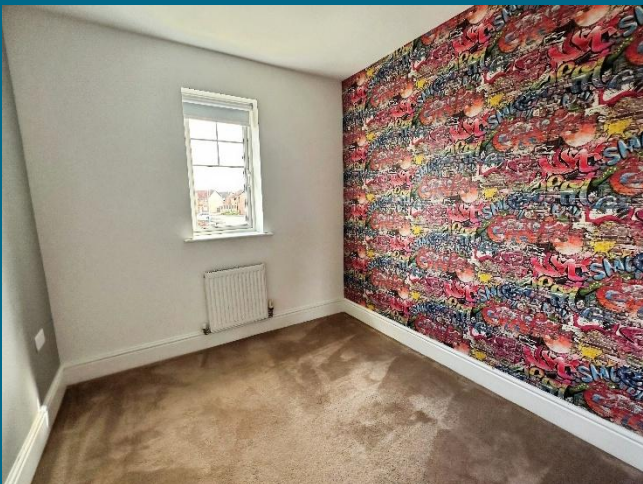
TENURE

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: C

AS00010594 VERSION ONE GD/FG 21/05/2026 Amended 03/06/2026



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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