



Ashton Close | Abbey Grange | NE5 1QU

£425,000

Introducing a charming and neutrally decorated detached bungalow in a highly sought-after location. The property is situated in close proximity to local amenities and public transport links, ensuring a balance of comfort and convenience.

The property boasts an inviting reception room that offers access to conservatory. The kitchen is another notable feature of the property, which comes complete with a utility room, easing the burden of household chores.

The bungalow houses three bedrooms, each with its unique charm. The first bedroom benefits from an en-suite. The second bedroom, on the other hand, offers fitted wardrobes, perfect for those who value storage and organisation. There is also a shower room/W.C.

An unrivalled feature of this property is the double garage, a unique feature that provides ample parking space or could be utilised as extra storage or a workshop.

In summary, this neutrally decorated detached bungalow offers a comfortable and convenient living space with its close proximity to local amenities and public transport links, not to mention the unique double garage feature. If you have been in search of a property that promises comfort, convenience, and charm, your search may well be over.

ROOK
MATTHEWS
SAYER

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Detached Bungalow

Three Bedrooms

Ensuite to Main Bedroom

Shower room/W.C

Conservatory

No Onward Chain

Popular Location

Double Garage

For any more information regarding the property please contact us today

Entrance Hallway

Central heating radiator, storage cupboard and security panel.

Lounge 16' 5" Max x 15' 8" Max (5.00m x 4.77m)

Double glazed sliding doors leading to the conservatory, Amtico flooring, feature fireplace with inset hearth and surround, television point and two central heating radiators.

Conservatory 13' 1" Max x 12' 3" Max (3.98m x 3.73m)

Double glazed windows, Karndean flooring and door leading to the rear garden.

Kitchen 18' 7" Max x 9' 10" Max (5.66m x 2.99m)

Fitted wall and base units with work surfaces over, integrated fridge freezer, electric oven and microwave, dishwasher, induction hob and extractor fan over, UPVC window to rear and front, Karndean flooring and two central heating radiators.

Utility Area 14' 10" Max x 5' 10" Max (4.52m x 1.78m)

Fitted wall and base units with work surfaces over, part tiled walls, stainless steel sink with mixer and drainer, plumbing for automatic washing machine, tiled flooring, central heating radiator and doors leading to garage and rear garden.

Shower Room/W.C

Fitted with a low level w.c with concealed cistern, vanity wash hand basin, shower cubicle, central heating radiator, tiled walls and flooring and a double glazed window.

Bedroom Two 11' 3" Including fitted wardrobes x 9' 9" Max (3.43m x 2.97m)

Double glazed window to the front, central heating radiator and fitted wardrobes.

Bedroom One 11' 3" x 8' 9" Plus wardrobes (3.43m x 2.66m)

Two double glazed windows to the front, central heating radiator and fitted wardrobes.

Ensuite

Fitted with a low level w.c, vanity wash hand basin, shower cubicle, central heating radiator, tiled walls and flooring and a double glazed window.

Bedroom Three 7' 9" Plus built in storage cupboard x 6' 9" Max (2.36m x 2.06m)

Double glazed window, central heating radiator and storage cupboard.

Externally

Front Garden

Lawn area with driveway providing parking for multiple vehicles and leading to the double garage and side access gate.

Rear Garden

Enclosed lawn garden with paved patio area, outside tap and greenhouse.

Double Garage 16' 5" x 14' 4" (5.00m x 4.37m)

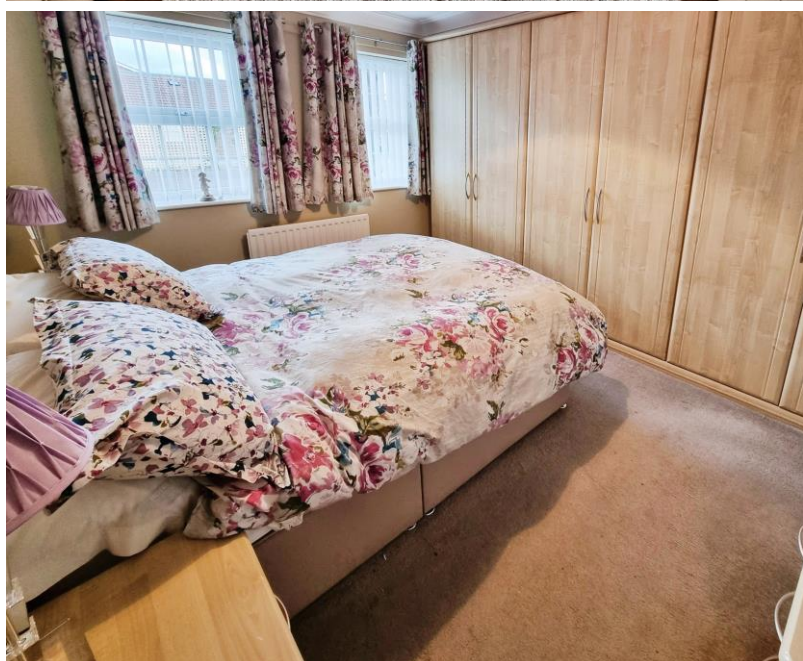
Door width 12' 6" (3.81m)

Remote roller door, storage, power, and lighting.

T: 0191 2671031

Branch: westdenton@rmsestateagents.co.uk

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PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains - Gas

Broadband: ADSL copper wire

Mobile Signal Coverage Blackspot: No

Parking: Garage, Driveway and Street Parking

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.

ACCESSIBILITY

This property has accessibility adaptations:

- Level Access

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: E

EPC RATING: D

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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