



Beadnell Grove | Ashington | NE63 8TY

Offers in the region of £350,000

Showcasing fabulous room sizes and three elegant floors of versatile and stylish accommodation! With ample natural light throughout this lovely home, a delightful, set back position within a cul-de-sac on this highly sought after modern development, on the outskirts of Ashington, wonderfully commutable for local schools, amenities, hospital, Morpeth, and major transport links! Boasting a delightful South-Easterly aspect to the garden, perfect for families and summer days! Impressive hallway, lounge with feature bay window, stunning dining kitchen with breakfast bar, integrated appliances, and doors out to the rear garden, separate utility room, downstairs cloaks/w.c. To the first floor there are four double bedrooms, the principal bedroom with stylish en-suite shower room, large family bathroom with separate shower cubicle. The second floor also has two superb sized double bedroom and a contemporary family shower room. Front driveway, garage. Freehold. EPC: TBC, Council Tax Band: E. Gas, Electric, Water, Heating, Drainage: Mains Connected. Broadband: Fibre, Mobile Phone Blackspot: No

Mining: The property is not known to be on a coalfield and is not known whether to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and confirmation should be sought from a conveyancer s to its effect on the property if any.

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For any more information regarding the property please contact us today

ENTRANCE: Composite front door.

ENTRANCE HALLWAY: Stairs to first floor landing, single radiator, storage cupboard.

CLOAKS/WC: off utility room

Low level wc, wash hand basin, double glazed window, single radiator.

LOUNGE: 10'10 (3.30) X 15'1 (4.59) (plus bay)

Double glazed bay front bay window, double radiator, television point, coving to ceiling.

KITCHEN/DINING ROOM: 21'6 (6.55) X 9'10 (2.99)

Double glazed front window, two single radiators, range of wall, floor and drawer units with coordinating roll edge work surfaces, stainless steel sink unit and drainer with mixer tap, tiled splash backs, built in electric fan assisted oven, gas hob with extractor fan above, space for fridge/freezer, integrated dishwasher.

UTILITY ROOM: 5'2 (1.57) X 6'9 (2.06)

Fitted wall and base units/work surface, stainless steel sink unit with mixer taps, plumbed for washing machine, single radiator, vinyl floor.

FIRST FLOOR LANDING: Built in storage cupboards, stairs to second floor.

BEDROOM ONE: 13'9 (4.19) plus bay X 11'1 (3.38)

Double glazed front bay window, single radiator, coving to ceiling, first floor.

EN SUITE: Double glazed front window, low level wc, pedestal wash hand basin, single radiator, shower cubicle, mains shower, part tiling to walls, vinyl flooring, extractor fan.

BEDROOM TWO: 8'9 (2.67) X 15'1 (4.59)

Double glazed front window, single radiator, coving to ceiling, first floor.

BEDROOM THREE: 11'6 (3.51) X 8'8 (2.64)

Double glazed rear window, single radiator, coving to ceiling, laminate flooring, first floor.

BEDROOM FOUR: 7'6 (2.29) X 11'5 (3.48)

Double glazed rear window, single radiator, coving to ceiling, first floor.

BATHROOM WC: 4-piece white suite comprising:

Panelled bath, pedestal wash hand basin, shower cubicle, low level wc, double glazed rear window, single radiator, part tiling to walls, vinyl flooring.

SECOND FLOOR:

BEDROOM FIVE: 11'2 (3.40) max X 17'11 (5.46)

Dorma double glazed rear window, two double radiators, coving to ceiling.

BEDROOM SIX: 11'2 (3.40) max X 17'10 (5.44)

Double glazed dorma window, two single radiators.

T: 01670 850850

Ashington@rmsestateagents.co.uk

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BATHROOM:

Part tiled, double radiator, mains large shower cubicle, pedestal wash hand basin, low level wc, Velux roof light.

FRONT GARDEN: Mainly to lawn,

REAR GARDEN: Southerly facing garden, low maintenance, bushes and shrubs, patio area, garden shed.

GARAGE: Single integrated garage, up and over door, power, and lighting.

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains

Broadband: Mains

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: E

EPC RATING: TBC

AS00010413 GD/FG VERSION ONE



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