



Shire Farm Grove | Ashington | NE63 8XP

**£225,000**

This lovely three-bedroom home with a welcoming entrance porch. Step inside to discover a bright and comfortable lounge, complimented by a separate dining room ideal for entertaining. To the rear, a delightful conservatory offers a peaceful spot to enjoy garden views year-round.

Upstairs, the generous master bedroom benefits from its own en-suite, with two further well-proportioned bedrooms. With a thoughtful layout, characterful exterior, and light-filled living spaces, this charming home blends classic kerb appeal with modern-day comfort.

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**A Lovely Three-bedroom Home with a Welcoming Entrance Porch**

**Bright and Comfortable Lounge**

**Separate Dining Room**

**A Delightful Conservatory**

**Master Bedroom benefits from its own En-suite**

**Two further well-Proportioned Bedrooms**

**Open Country side beyond**

**Freehold**

**For any more information regarding the property please contact us today**

#### **PROPERTY DESCRIPTION:**

**ENTRANCE PORCH:** Porch with glazed composite front door, double glazed side window.

#### **ENTRANCE HALLWAY:**

**LOUNGE:** 11'6 (3.51) x 14'2 (4.32)  
Double glazed front window, double radiator, fire surround, television point, coving to ceiling.

**DINING ROOM:** 10'8 (3.25) x 9'4 (2.84)  
Double glazed patio doors, single radiator.

**KITCHEN:** 9'1 (2.77) x 13'5 (4.09)  
Double glazed front window, double radiator, range of wall, floor and drawer units with coordinating roll edge work surfaces, coordinating sink unit and drainer with mixer tap, tiled splash backs, built in electric fan assisted oven, gas hob with fan above, plumbed for washing machine, dishwasher, tiling to floor, built in cupboard, double glazed rear door.

**CONSERVATORY:** 8'1 (2.46) x 9'0 (2.74)  
Dwarf wall, double glazed windows, laminate flooring.

#### **FIRST FLOOR LANDING AREA:**

Loft access, built in storage cupboard.

**FAMILY BATHROOM:** 3-piece white suite comprising: Pedestal wash hand basin, low level wc, double glazed side window, single radiator, part tiling to walls, tiled flooring.

**BEDROOM ONE:** 9'8 (2.95) x 11'9 (3.58)  
Double glazed rear window, single radiator, two built in cupboards.

**EN-SUITE SHOWER ROOM:** 6'2 (1.88) x 5'6 (1.68)  
Double glazed rear window, low level wc, single radiator, shower cubicle, electric shower, part tiling to walls, vinyl flooring.

**BEDROOM TWO:** 10'10 (3.30) x 9'10 (2.99)  
Double glazed front window, single radiator.

**BEDROOM THREE:** 10'0 (3.05) x 8'2 (2.48)  
Double glazed front window, single radiator.

#### **EXTERNALLY:**

**FRONT GARDEN:** Laid mainly to lawn, double drive, single attached garage, up and over door.

**REAR GARDEN:** Low maintenance garden, patio area, bushes and shrubs, screen fencing, open countryside beyond, flower beds.



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**PRIMARY SERVICES SUPPLY**

Electricity: Mains  
Water: Mains  
Sewerage: Mains  
Heating: Mains  
Mobile Signal Coverage Blackspot: No  
Parking: Garage/Driveway

**MINING**

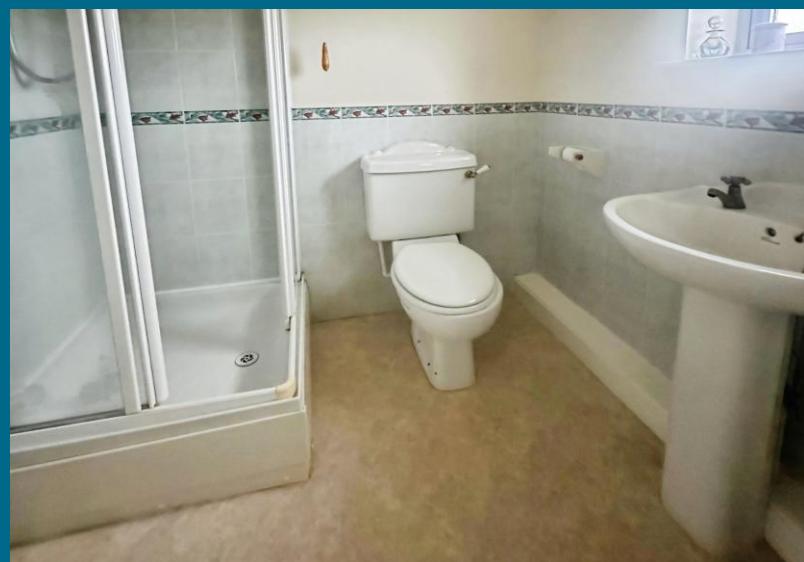
The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

**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: C****EPC RATING: TBC**

AS00010467 GD/FG VERSION ONE 07/02/2026





EPC TBC

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**Money Laundering Regulations** – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

