



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

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