



Malven Close | Ashington | NE63 0TD

£265,000

This beautifully presented detached bungalow has been thoughtfully transformed from a three-bedroom layout into a spacious two-bedroom home, creating generous living accommodation throughout. The heart of the property is the impressive lounge and dining room. A stylish modern kitchen features quality integrated appliances, marble work surfaces and a charming Belfast sink.

The bungalow boasts two well-proportioned bedrooms, with the principal bedroom benefiting from fitted wardrobes and a private en-suite shower room. A luxurious family bathroom, complete with a stunning freestanding roll-top bath, adds a touch of elegance.

Externally, the property enjoys attractive gardens to both the front and rear, a driveway providing parking for up to three vehicles, and a detached garage. Combining modern finishes with spacious accommodation.

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Spacious Detached Bungalow

Converted From Three Bedrooms to Two Spacious Bedrooms

Lounge And Dining Room

Stylish Modern Kitchen with Integrated Appliances

Luxurious Roll Top Freestanding Bath

Principal Bedroom with En-Suite Shower Room

Driveway Parking for Up to Three Vehicles

Attractive Front and Rear Gardens with Detached Garage

For any more information regarding the property please contact us today

PROPERTY DESCRIPTION:

ENTRANCE: Glazed composite door

ENTRANCE HALLWAY: Tiled flooring, radiator, storage cupboard.

LOUNGE/DINING ROOM: 20'10 (6.35) x 10'3 (3.12) cx up to 13'6 (4.12)

Two double glazed window, radiators, fire surround with electric inset and hearth, television point, coving to ceiling, wood floor.

KITCHEN: 8'10 (2.69) x 9'8 (2.95)

Double glazed window, feature radiator, range of wall, floor and drawer units with coordinating marble work surfaces, Belfast sink unit with drainer and mixer tap, tiled splashbacks, built in electric fan assisted double oven, electric hob with extractor fan above, integrated fridge/freezer, washing machine and dishwasher, modern flooring, spotlights.

FAMILY BATHROOM: 3 piece white suite comprising:

Roll top free standing bath with mixer shower over, pedestal wash hand basin, low level wc, spotlights, heated towel rail, tiled flooring, double glazed side window.

BEDROOM ONE: 7'9 (2.36) to front of robes x 10'9 (3.28)

Double glazed rear window, radiator, fitted wardrobes and drawers.

EN-SUITE SHOWER ROOM: Double glazed side window, low level wc, pedestal wash hand basin, shower cubicle with mains shower, heated towel rail, tiling to floor.

BEDROOM TWO: 14'10 (4.52) x 10'11 (3.33) down to 7'7 (2.31)

Double glazed rear and side windows, two radiators, modern flooring, coving to ceiling,

EXTERNALLY:

FRONT GARDEN: Laid mainly to lawn with bushes and shrubs, fencing surrounds, driveway leading to garage, parking for up to three cars.

REAR GARDEN: Laid mainly to lawn, patio area, bushes and shrubs, flower beds, garden shed.

GARAGE: Single detached garage with roller shutter door.

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PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains

Broadband: TBC

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: C

AS00010709 FG/GD VERSION TWO 08/10/2026



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Important Note: Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.



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.

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.