

Wingate Way | Ashington | NE63

£209,950

This beautifully presented three-bedroom detached family home offers stylish and modern accommodation throughout, making it an ideal purchase for a range of buyers. Boasting a spacious lounge with attractive bay window, a contemporary kitchen/dining room with patio doors opening onto the rear garden, and a convenient ground floor cloak/WC, the property is ready to move straight into.

To the first floor are three well-proportioned bedrooms, with the principal bedroom benefiting from its own en-suite shower room, alongside a family bathroom fitted with a three-piece suite. Externally, the property enjoys a lawned front garden, driveway leading to an integral garage, and an enclosed rear garden with lawn, patio area, gravelled borders and flower beds.

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3 1 2

Three Bedroom Detached Family Home

Spacious Lounge with Bay Window

Modern Kitchen/Dining Room

Ground Floor Cloaks/WC

Principal Bedroom with En-Suite

Driveway And Integral Garage

Enclosed Rear Garden

Ready To Move Into

For any more information regarding the property please contact us today

PROPERTY DESCRIPTION:

ENTRANCE: Part glazed composite door, radiator, modern flooring

DOWNSTAIRS CLOAKS/W.C.: Low level WC, wash hand basin, modern flooring, extractor fan

LOUNGE: 10'9 (3.28) x 14'9 (4.50) plus bay
Double glazed front bay window, modern flooring, television point.

KITCHEN /DINING ROOM: 19'4 (5.89) x 7'8 (2.33) up to 11'6 (3.51)
Double glazed rear window, double radiator, range of wall, floor and drawer units with coordinating roll edge work surfaces, stainless steel sink unit and drainer with micer tap, built in electric fan assisted oven, gas hob with extractor fan above, space for fridge/freezer, plumbed for washing machine/dishwasher, modern flooring, spotlights, double glazed patio doors to rear.

FIRST FLOOR LANDING AREA:

FAMILY BATHROOM: 5'1 (1.55) x 9'11 (3.02)
3 piece suite comprising: panelled bath, pedestal wash hand basin, low level wc, double glazed front window, radiator, part tiling to walls.

BEDROOM ONE: 9'6 (2.90) x 15'4 (4.67)
Double glazed front window, radiator.

EN-SUITE SHOWER ROOM: double glazed front window, low level wc, pedestal wash hand basin, radiator, shower cubicle, mains shower, part tiling to walls.

BEDROOM TWO: 9'0 (2.74) x 11'1 (3.38)
Double glazed rear window, radiator.

BEDROOM THREE: 7'10 (2.39) x 10'1 (3.07)
Double glazed rear window, radiator.

EXTERNALLY: FRONT GARDEN: Laid mainly to lawn, driveway leading to garage.
REAR GARDEN: Laid mainly to lawn, patio area, screen fencing, water tap, gravelled area, flower beds.
GARAGE: Single integral garage with up and over door.

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PRIMARY SERVICES SUPPLY
Electricity: tbc
Water: tbc
Sewerage: tbc
Heating: tbc
Broadband: tbc
Mobile Signal Coverage Blackspot: tbc
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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The Property Ombudsman

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.

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