



### 3 bed detached house to buy in

Field View, Ashington, Northumberland,  
NE63 8BP

# £195,000

🏠 x3 🚗 x1 🚻 x1

Tenure

**Freehold**

Garage parking

### Property features

- ✓ Modern Detached House
- ✓ Three Bedrooms, Master En-Suite
- ✓ Ground Floor Cloaks
- ✓ South Facing Garden
- ✓ EPC Rating B

## Key Information

- ✓ Council Tax: Band C
- ✓ EPC Rating: B
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Mobile signal: Good

## Description

\*\*\*MODERN DETACHED HOUSE - WEST END OF ASHINGTON - THREE BEDROOMS - MASTER EN-SUITE - KITCHEN/DINER - GROUND FLOOR CLOAKS - VERY WELL PRESENTED - FULLY BOARDED LOFT - SOUTH FACING GARDEN - GARAGE - DRIVEWAY - MUST BE VIEWED\*\*\*

Pattinson Estate Agents welcome to the sales market this modern three bedroom detached house situated on Field View in the west end of Ashington. A popular location which is ideally located close to local primary and secondary schools, shops, supermarkets, leisure facilities and travel links including the new train station giving direct access into Newcastle city centre.

This well presented family home offers comfortable and stylish living and must be viewed to be appreciated.

Briefly comprising; entrance hallway, lounge, kitchen/diner and ground floor cloaks. To the first floor master bedroom with en-suite facilities, two further bedrooms and family bathroom. The loft is fully boarded with drop down ladder. Externally to the front an open plan lawned area with gravelled driveway leading to the single integral garage with electric roller door. To the rear a south facing lawned garden with patio, six foot perimeter fence and side gate for access.

To arrange your viewing please contact our Ashington Team.

Council Tax Band: C

Tenure: Freehold

Price: Offers In The Region Of £195,000

Property Type: Detached House

Parking: Garage, Driveway

Year built: 2018

Construction materials: Brick and block

Roofing type: Slate tiles

Heating: Gas

Electric: National Grid

Water: Direct mains water

Mobile signal coverage: Good

## Entrance Hallway

Via main access door to the front, window to side, stairs to first floor, herringbone wood flooring, radiator.



## Entrance Hallway Additional



## Lounge

4.47m x 2.95m (14'7" x 9'8")

Window to front with fitted blind, understair storage cupboard, herringbone wood flooring, radiator.



## Lounge Additional



## Kitchen/Diner

4.02m x 2.33m (13'2" x 7'7")

Window to rear with fitted blind, French doors opening into the rear garden also with fitted blind. A range of modern high gloss wall, floor and drawer units with chrome handles, roll edge worktops and tiled splashbacks. Stainless steel sink and drainer with mixer tap, integrated gas hob and electric oven with extractor over, housed gas combi boiler, plumbing for washing machine and dishwasher, space for fridge/freezer, feature panelled wall to the dining area, vinyl tiled flooring, radiator.



## Kitchen Area



## Dining Area



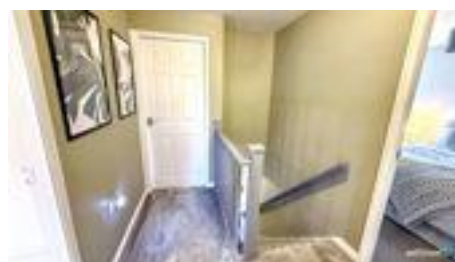
## Cloakroom

Floating wash hand basin with tiled splashback, push flush w.c, vinyl tile flooring, radiator.



## First Floor Landing

Loft access hatch to ceiling with drop down ladder. The loft space is fully boarded. Radiator.



## Master Bedroom

3.80m x 2.70m (12'5" x 8'10")

Window to front with fitted blind, wall mounted TV point, radiator.



## Master Bedroom Additional



## En-Suite

2.67m x 1.05m (8'9" x 3'5")

Frosted window to rear. A walk in shower with white tray, chrome fittings and tiled splashbacks, pedestal wash hand basin, push flush w.c, vinyl tile flooring, radiator.



## En-Suite Additional



## Bedroom Two

3.89m x 3.37m (12'9" x 11'0")

Window to front with fitted blind, feature panelled wall, radiator.



## Bedroom Two Additional



## Bedroom Three

3.43m x 1.97m (11'3" x 6'5")

Window to rear, feature half panelled wall, radiator.



## Bedroom Three Additional



## Bathroom

Frosted window to rear. Fitted with a modern white three piece suite comprising panelled bath, pedestal wash hand basin and push flush w.c. Tiled splashbacks, vinyl tiled flooring, radiator.



## Rear Garden

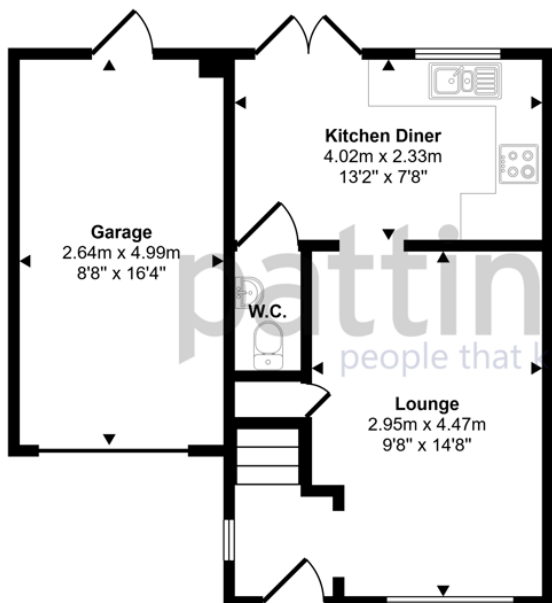


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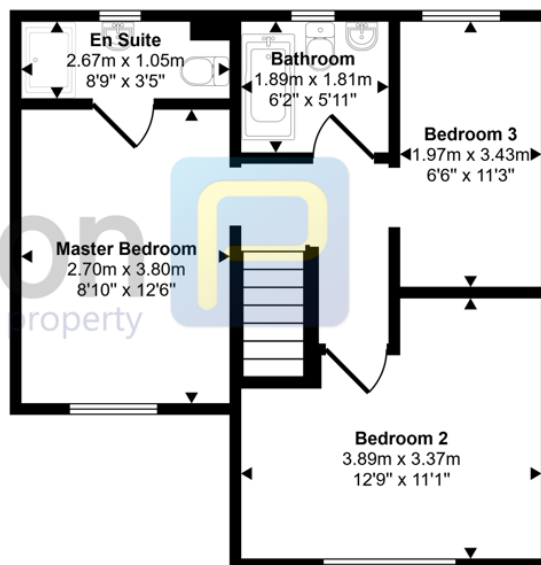
## Rear Elevation



Approx Gross Internal Area  
83 sq m / 898 sq ft



Ground Floor  
Approx 42 sq m / 449 sq ft



First Floor  
Approx 42 sq m / 449 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) <b>A</b>			95
(81-91) <b>B</b>		83	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

Field View, Ashington, Northumberland, NE63 8BP

Contact your local branch today for more information on this property:

**79 Victoria Road East, Thornton-Cleveleys, Lancashire, FY5 5BU, [www.sea.co.uk/index.php](http://www.sea.co.uk/index.php)**

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