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### 3 bed detached house to buy in

West Pastures, Ashington, Ashington,  
Northumberland, NE63 8LB

# £230,000

 x 3  x 2  x 1

Tenure

**Freehold**

Driveway & Garage parking

Garden

### Property features

- ✓ Recently Upgraded Breakfast
- ✓ purpose built potting shed / green house
- ✓ Open-Plan Lounge and Dining
- ✓ Recently Upgraded Patio Doors
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: Band C
- ✓ EPC Rating: D
- ✓ Heating supply: Gas

## Description

Discover this inviting three-bedroom detached house situated in a prime cul-de-sac location in the desirable West Pastures area on the Fallowfield Estate in Ashington. This family-friendly home offers gas central heating and double glazing for modern comfort.

Upon entering, you're welcomed by a spacious porch that leads into an open-plan lounge and dining area, perfect for entertaining. The recently upgraded breakfast kitchen features a gas range oven and a fridge freezer, both included in the sale. An inner lobby with a walk-in storage cupboard adds to the convenience.

Upstairs, the master bedroom includes an en-suite shower room. Two additional bedrooms and a modern family bathroom complete the first floor.

The property sits on a large plot with a generous front garden and a mature rear garden, providing ample outdoor space. This well-presented home is ideal for those seeking comfort and style in a tranquil setting.

Council Tax Band: C

Tenure: Freehold

Price: £230,000

Property Type: Detached House

USPs: Garden

Parking: Driveway & Garage

Heating: Gas

## Front External

Double drive to front.



## Entrance Porch

2.00m x 2.00m (6'6" x 6'6")

Main access door to front, window to side, radiator.

## Lounge

3.40m x 3.50m (11'1" x 11'5")

Window to front, window to side, access door from the porch, archway leading into the dining room, optimistic fireplace, wood effect flooring, radiator.



## Dining Room

2.70m x 2.50m (8'10" x 8'2")

Patio doors opening into rear garden, wood effect flooring, radiator.



## Kitchen

4.50m x 3.80m (14'9" x 12'5")

Access door to rear garden, window to rear. A modern fitted kitchen with a range of high gloss wall, floor and drawer units with roll edge worktops and tiled splashbacks, one sink and drainer with mixer tap, plumbing for washing machine, glass splash back with extractor above, double freestanding range, freestanding american style fridge freezer, vinyl flooring, radiator.



## Landing

Access to the loft, storage cupboard.

## Master Bedroom

3.30m x 3.60m (10'9" x 11'9")

Two windows to front, En-Suite, fitted wardrobes, radiator.

## En-Suite

Frosted window to rear, walk in shower cubicle with glass screen door and chrome fittings, wash hand basin, w.c, tiled flooring, radiator.

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## Bedroom Two

*2.50m x 3.50m (8'2" x 11'5")*

Window to front, built in storage, radiator.

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## Bedroom Three

Used as a storage room.

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## Bathroom

Frosted window to rear, three piece white suite including bath, wash hand basin, w.c, neutral tiled walls and flooring, heated towel rail.

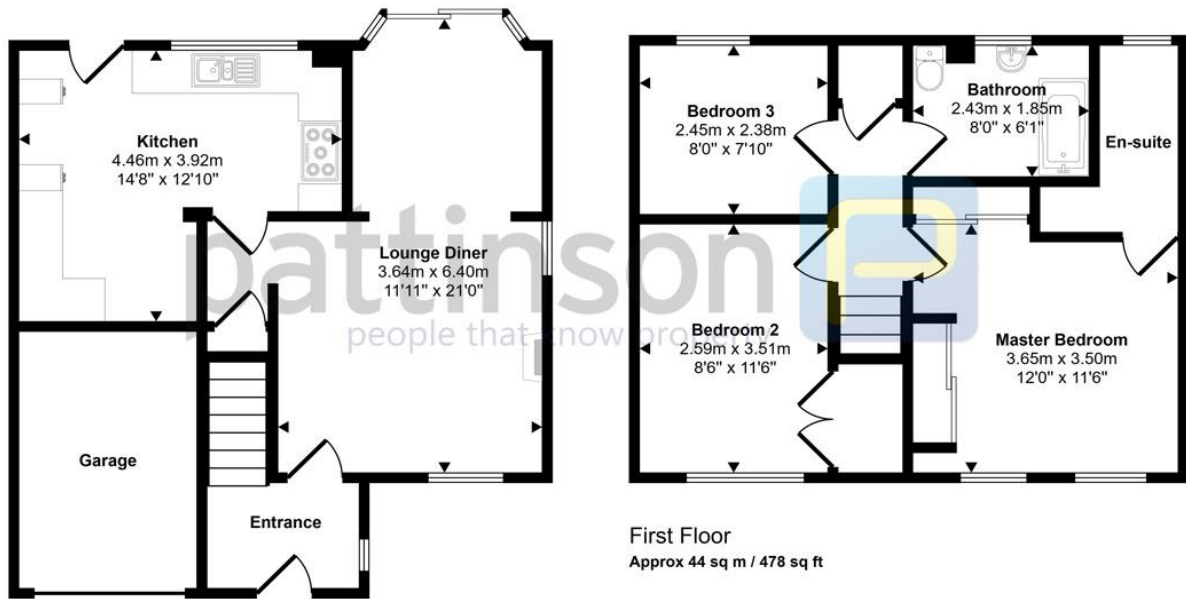
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## Rear External



## Rear Garden

Approx Gross Internal Area  
97 sq m / 1041 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>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>		
(55-68) <b>D</b>	68	
(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	

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