



### 3 bed bungalow to buy in NE63

Heron Close, Ashington, Ashington,  
Northumberland, NE63 0DA

**£235,000**

 x 3  x 1  x 1

Tenure

**Freehold**

Driveway & Garage parking

### Property features

- ✓ Detached Bungalow - No Chain
- ✓ Three Bedrooms
- ✓ Integrated Kitchen, Conservatory
- ✓ Quiet Cul-De-Sac Location
- ✓ EPC Rating C

## Key Information

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

## Description

\*\*\*DETACHED BUNGALOW - THREE BEDROOMS - NURSERY PARK - CUL DE SAC - CONSERVATORY - UTILITY - GARAGE - DRIVEWAY - LOVELY PRIVATE GARDEN - NO UPPER CHAIN\*\*\*

Pattinson Estate Agents proudly present this fantastic three bedroom detached bungalow situated on Heron Close in Nursery Park, Ashington. A highly desirable location in a quiet cul-de-sac close to the town centre with an array of shops, supermarkets, leisure facilities and travel links and just a short drive West into Morpeth and East to the coast. This well maintained property has been much cared for and is warmed via gas central heating (combi boiler) and benefits from UPVC double glazing throughout. Sold with no upper chain, early viewings are essential to avoid disappointment.

Briefly comprising; entrance hallway, lounge, kitchen, conservatory, three bedrooms and bathroom. Externally to the front open plan low maintenance garden area with two car driveway leading to single garage with electric roller shutter door. The garage has a separate utility area at the rear. To the rear and side of the property a lovely private garden facing South East with lawn, seating area and mature borders.

To arrange your viewing please contact our Ashington Team

Council Tax Band: C

Tenure: Freehold

Price: £235,000

Property Type: Bungalow

Parking: Driveway & Garage

Heating: Gas

## Entrance Hallway

Via main access door to side. Built in storage cupboard housing gas combi boiler, wood effect flooring, radiator. French doors opening into lounge.



## Lounge

5.49m x 3.57m (18'0" x 11'8")

Bow bay window to front, feature fireplace and hearth with gas fire insert, radiator.



## Lounge Additional



## Lounge Additional (2)

## Kitchen

4.03m x 2.55m (13'2" x 8'4")

Window to front, french doors opening into conservatory. Fitted with a range of wood wall, floor and drawer units with black roll edge worktops and tiled splashbacks, one and a half stainless steel sink and drainer with mixer tap, integrated electric oven with extractor over, separate integrated electric double oven, newly fitted integrated fridge, wood effect flooring, spotlights to ceiling, radiator.



## Kitchen Additional



## Conservatory

3.39m x 2.55m (11'1" x 8'4")

Upvc construction with dwarf wall and vaulted roof, wood effect flooring, access door into rear garden.



## Bedroom One

4.23m x 2.99m (13'10" x 9'9")

Window to rear. Full length fitted sliding door wardrobes, radiator.



## Bedroom Two

3.19m x 2.76m (10'5" x 9'0")

Window to rear, radiator.



## Bedroom Three

2.78m x 2.42m (9'1" x 7'11")

Window to front, radiator. Currently used as a dining room.



## Bathroom

2.42m x 1.66m (7'11" x 5'5")

Frosted window to side. Fitted with a three piece suite comprising panelled bath with shower over and glass screen door, pedestal wash hand basin and w.c. Wall mounted vanity unit, fully tiled walls and floor, radiator.



## Garage

4.98m x 2.55m (16'4" x 8'4")

Electric roller access door to the front, additional side door into rear garden. Lights and power points.



## Utility Room

1.74m x 2.55m (5'8" x 8'4")

Window to rear, plumbing for washing machine, space for tumble dryer and fridge/freezer.

## Rear Garden



## Rear Garden Additional



## Seating Area



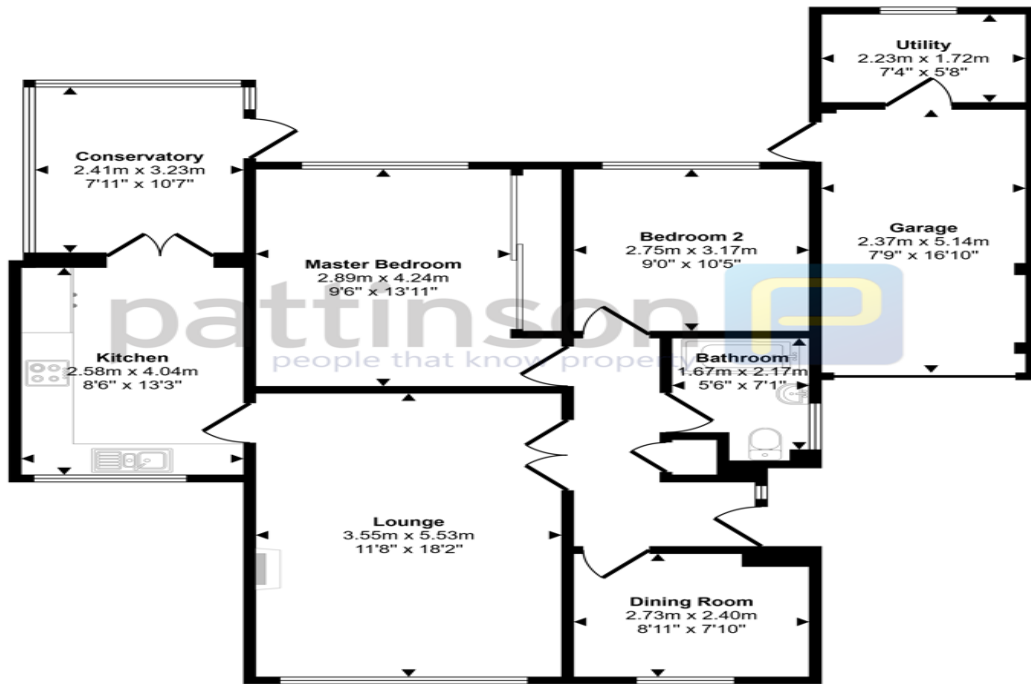
## Rear Elevation



## Front Elevation & Driveway



Approx Gross Internal Area  
99 sq m / 1062 sq ft



Floorplan

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>		87
(69-80) <b>C</b>	70	
(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	

Heron Close, Ashington, Ashington, Northumberland, NE63 0DA

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

**235 Church Street, Blackpool, Lancashire, FY1 3PB, <http://www.kenricksestateagents.co.uk/>**

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