



## 3 bed semi-detached house to buy in NE63

Coneygarth Place, Ashington,  
Northumberland, NE63 9FL

# £169,950

 x3  x1  x1

Tenure

**Freehold**

Garage parking

## Property features

- ✓ Modern Semi Detached House
- ✓ Three Bedrooms, Master En-Suite
- ✓ Upgraded Kitchen/Diner
- ✓ Integrated Appliances
- ✓ EPC Rating D

## Key Information

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

## Description

\*\*\*MODERN SEMI DETACHED HOUSE - POPULAR LOCATION - THREE BEDROOMS - MASTER EN-SUITE - GROUND FLOOR CLOAKS - UPGRADED INTEGRATED KITCHEN/DINER - OFF STREET PARKING - LOW MAINTENANCE WEST FACING GARDEN - GARAGE & OFF STREET PARKING - VIEW NOW\*\*\*

Pattinson Estate Agents welcome to the sales market this modern three bedroom semi detached house situated on Coneygarth Place within the Barley Rise development on the outskirts of Ashington. A popular location for families located close to local primary and secondary schools, shops, supermarkets, amenities and travel links including Ashington train station linking directly into Newcastle city centre. Just a short distance to the coast with the villages of Newbiggin By The Sea and Cresswell close by and the QE11 Country Park a short stroll away.

This well presented dwelling benefits from gas central heating via combi boiler and is Upvc double glazed throughout. Early viewings are essential to appreciate the accommodation on offer.

Briefly comprising; entrance hallway, cloakroom, lounge and kitchen/diner. To the first floor master bedroom with fitted wardrobes and en-suite shower room, bedroom two with Juliet balcony, bedroom three and family bathroom.

Externally to the front an open plan low maintenance garden area with side gate leading to the rear garden which is low maintenance, west facing and has a patio area for relaxing or entertaining. To the side of the property a single garage which is leased at £25 per annum. There is additional off street parking to the rear.

To arrange your viewing please contact our Ashington Team.

Council Tax Band: B

Tenure: Freehold

Price: £169,950

Property Type: Semi-detached house

Parking: Garage, Off Street, Rear

Year built: 2007

Construction materials: Brick and block

Roofing type: Slate tiles

Heating: Gas

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Mobile signal coverage: Good

## Entrance Hallway

2.74m x 1.55m (8'11" x 5'1")

Via main access door to the front, stairs to first floor, wood effect flooring, radiator.



## Cloakroom

Frosted window to front, pedestal wash hand basin with tiled splashback, push flush w.c, wood effect flooring, radiator.



## Lounge

4.35m x 3.66m (14'3" x 12'0")

Window to front with fitted day to night blind, fitted media unit with wall mounted TV, shelving and storage, purpose built fitted bookcases, wood effect flooring, radiator.



## Lounge Additional



## Kitchen/Diner

4.67m x 2.97m (15'3" x 9'8")

Window to rear with fitted blind and French doors opening into the rear garden. An upgraded fitted kitchen with a range of soft close wall, floor and drawer units with square edge worktops, white tile feature wall with TV and mirrored and wood effect backsplash. Integrated electric hob with extractor over, separate integrated oven, integrated fridge/freezer, dishwasher, washing machine and tumble dryer. The dining area has built in seating and grey vertical radiator. Large understair storage cupboard which houses the gas combi boiler, vinyl tiled flooring throughout.



## Kitchen Area



## Dining Area



## First Floor Landing

3.24m x 1.80m (10'7" x 5'10")

Window to side, loft access hatch to ceiling, built in storage cupboard.



## Master Bedroom

3.04m x 2.93m (9'11" x 9'7")

Window to rear, fitted double sliding mirrored door wardrobe, radiator.



## Master Bedroom Additional



## En-Suite

2.03m x 1.44m (6'7" x 4'8")

Walk in shower cubicle with chrome shower, white tray and tiled splashbacks, pedestal wash hand basin, push flush w.c, wood effect flooring.



## Bedroom Two

2.93m x 2.22m (9'7" x 7'3")

Juliet balcony to front, radiator.



## Bedroom Three

2.26m x 2.04m (7'4" x 6'8")

Window to front, built in storage cupboard, radiator.



## Bathroom

2.09m x 1.50m (6'10" x 4'11")

Frosted window to rear. Fitted with a three piece white suite comprising panelled bath, pedestal wash hand basin and push flush w.c, part tiled walls, wood effect flooring, radiator.



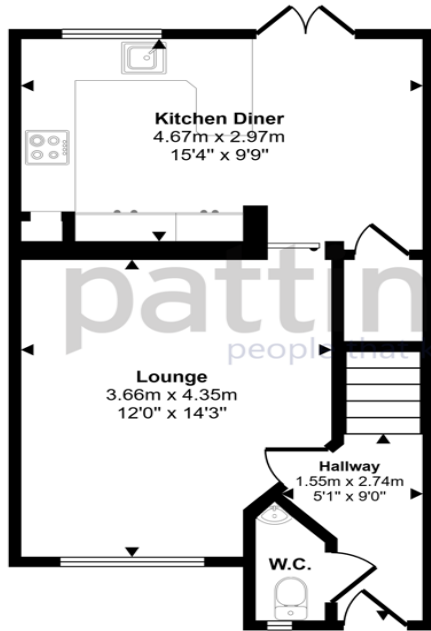
## Rear Garden Patio



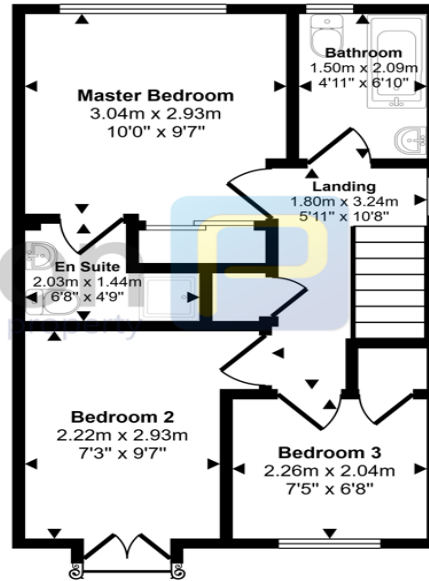
## Rear Elevation



Approx Gross Internal Area  
73 sq m / 787 sq ft



**Ground Floor**  
Approx 37 sq m / 402 sq ft



**First Floor**  
Approx 36 sq m / 385 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>		87
(69-80) <b>C</b>		
(55-68) <b>D</b>	67	
(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

Coneygarth Place, Ashington, Northumberland, NE63 9FL

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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