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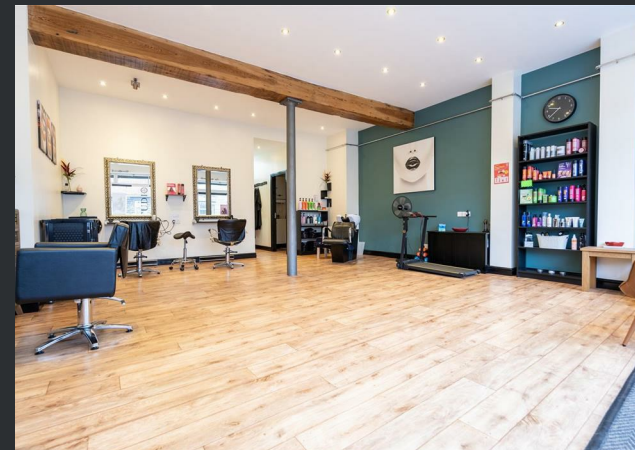
Offers Over £199,500

Signature North East welcomes you to this versatile shop and three-bedroom mid-terraced home, ideally located in the heart of Ashington. Surrounded by local shops, green spaces, and just a short walk from Ashington train station, this property offers a fantastic opportunity for both commercial and residential use.

The commercial space features a spacious and stylish shop floor with large front-facing windows that flood the area with natural light, creating an inviting setting for a wide range of business types. The layout offers great flexibility for displays, seating or retail use. Beyond the main area is a private kitchen with worktops, wall and base units, perfect for staff use. A separate WC serves the commercial side, while fire escape doors provide access to the rear yard, enhancing safety and convenience.

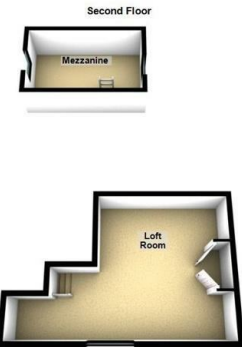
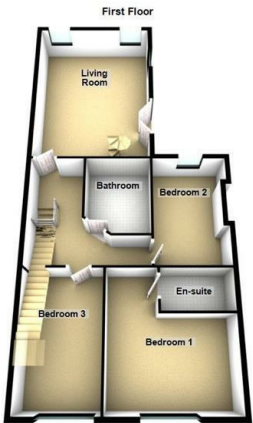
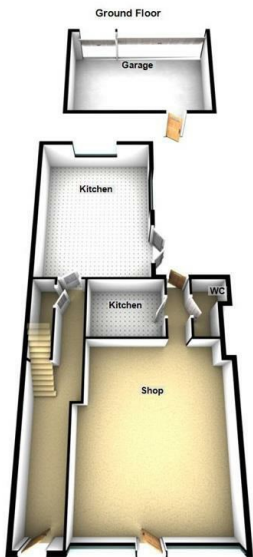
Accessed via a separate entrance, the residential accommodation begins with a welcoming hallway leading into a well-equipped kitchen, fitted with bright wall and base units, sleek countertops, a dishwasher and five-ring double oven. On the first floor is a spacious living room with large windows, ideal for relaxing or entertaining. From here, a spiral staircase leads to a mezzanine currently used as a home office. Three bedrooms are also located on this floor, including two doubles, with the principal bedroom benefiting from an en-suite. A modern family bathroom features a bathtub, a walk-in shower, a wash basin and WC. The second floor offers a spacious loft room currently used as an additional bedroom.

Externally, the home benefits from a well-maintained rear yard, perfect for outdoor furniture. To the rear, there is also a triple garage and off-street parking allocated exclusively to the residential home, offering added convenience and secure storage.



PLEASE NOTE THAT THE VENDOR HAS CERTIFIED THE PROPERTY INFORMATION AND IMAGES.

PROPERTY FLOORPLAN



Total area: approx. 287.6 sq. metres (3095.7 sq. feet)

Measurements:

- Shop Floor
23'5" x 19'10"
- Kitchen
10'2" x 7'9"
- WC
7'9" x 4'6"
- Kitchen
21'1" x 15'9"
- Living Room
15'9" x 21'2"
- Mezzanine
16'0" x 9'3"
- Bathroom
8'5" x 10'2"
- Bedroom One
15'6" x 14'6"
- En-suite
8'11" x 5'6"
- Bedroom Two
10'2" x 14'7"
- Bedroom Three
14'7" x 8'6"
- Loft Room
25'9" x 16'7"

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC







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