

# SIGNATURE

## NORTH EAST

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📍 Field View, Ashington NE63 8BP

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**Offers Over £140,000**

Signature North East are delighted to welcome this well-presented two-bedroom semi-detached property to the market, ideally located in Ashington. Situated in a great location, the home is close to local shops, schools and amenities, with excellent transport links via the A189 Spine Road and Ashington railway station providing easy access to Newcastle upon Tyne. The stunning Northumberland Coast and Queen Elizabeth II Country Park are also within easy reach, further enhancing the appeal.

Upon entering the property, you are welcomed into the living room offering ample space for a range of furnishings. The living room flows seamlessly into the kitchen, which can accommodate a small dining table and benefits from a range of wall and base units providing ample storage. The kitchen is fitted with integrated appliances including an oven and hob, and also offers access to a convenient ground floor W.C. Elegant French doors lead from the kitchen out to the rear garden.

To the first floor, the property comprises two bedrooms, both of which can accommodate a double bed along with additional furnishings. Completing this level is the family bathroom, fitted with a bathtub and overhead shower, hand basin and W.C.

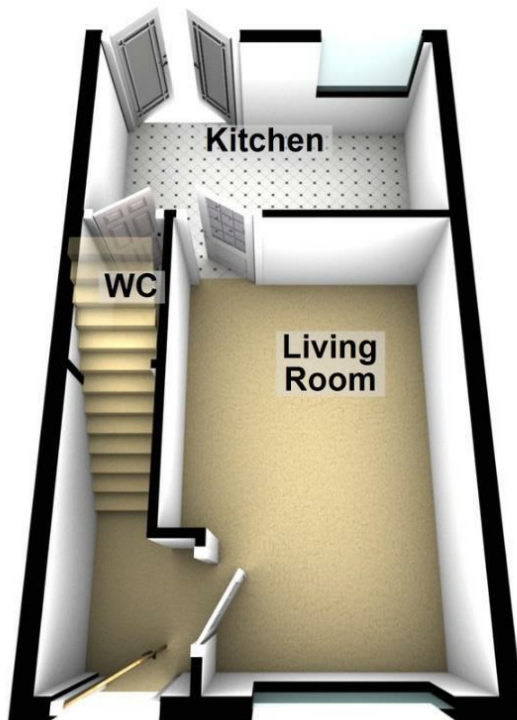
Externally, the property boasts a large private rear garden, mainly laid to lawn with a generous patio area, ideal for outdoor furniture and entertaining. The garden benefits from not being overlooked, offering a good degree of privacy. The home also provides off-street parking to the side, along with additional visitor parking bays located to the front.



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

# PROPERTY FLOORPLAN

Ground Floor



First Floor



Total area: approx. 59.4 sq. metres (639.5 sq. feet)

## Measurements:

Living Room  
15'1" x 10'1"

Kitchen  
7'10" x 13'5"


WC  
3'0" x 5'6"

Bedroom One  
10'1" x 13'5"

Bedroom Two  
12'11" x 7'1"

Bathroom  
7'4" x 6'1"

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>97</b>
(81-91) <b>B</b>	<b>83</b>	
(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>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	





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