SIGNATURE

NORTH EAST

CREATING MOVES, BUILDING RELATIONSHIPS,

*Exceeding Expectations*



FOR SALE

# Woodhorn Road Back

ASHINGTON, NE63 9AQ

OFFERS OVER

£350,000

4 BEDROOMS · 2 BATHROOMS · 2 RECEPTIONS

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THE PROPERTY

# Woodhorn Road Back

OFFERS OVER £350,000 · FREEHOLD

Signature North East welcomes to the market this charming dormer bungalow located on Woodhorn Road Back, in Ashington a sought-after location known for its friendly community atmosphere and proximity to local amenities. This delightful property boasts four spacious bedrooms, offering ample space for a growing family or those in need of extra room. Situated in a peaceful neighbourhood, this bungalow provides a tranquil retreat, Whether you're looking to enjoy a leisurely stroll in the nearby parks or explore the charming shops and cafes in the area, this property offers the perfect blend of convenience and comfort.

Step through the hallway and into the hub of the home: the open-concept kitchen/diner/family room, a bright and airy space ideal for modern living. The recently renovated kitchen offers a plethora of wall and base units and is completed with an integrated hob, microwave, and oven. The island offers a sitting area for practical meals and can accommodate up to six seats. The spacious living room is conveniently located adjacent to this space and offers outdoor access via two sets of French doors. This floor is completed with a modern shower room featuring a walk-in shower, vanity hand basin, and WC.

The first floor offers four spacious double bedrooms, perfect for accommodating your desired furniture. The large family bathroom serves the entire floor and includes a freestanding bathtub, WC, and hand basin.

Outside, this property offers a garden wrapping around the house, perfect for relaxing in the patio area. The front of the house features a grass area and a gate welcoming you inside. The double garage provides extra storage or additional parking spaces, complementing the private parking for two cars.

This stunning property features two log-burning stoves, one located in the family area and the other in the living room, making it the perfect home for entertaining family and friends.
Don't miss the opportunity to make this bungalow yours. Call Signature North East today to book your viewing.





## KEY FEATURES

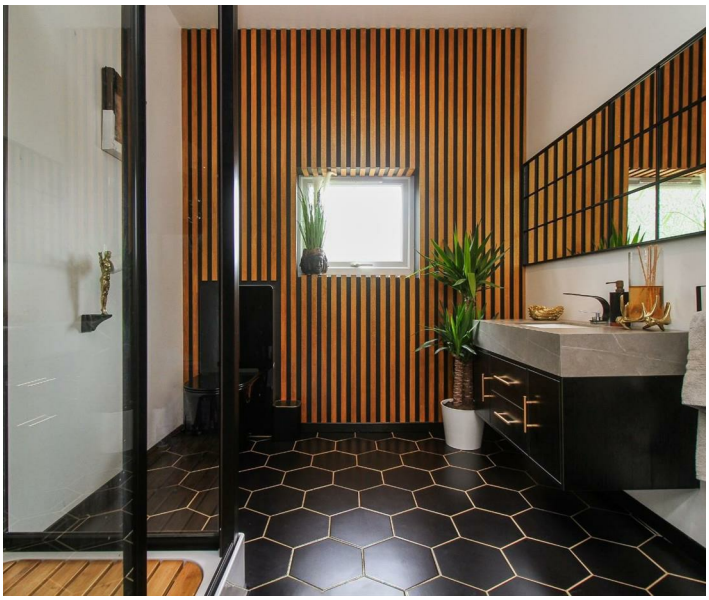
- Four-bedroom dormer bungalow
- Open-plan kitchen/diner/family room
- Recently renovated kitchen with island
- Two log-burning stoves
- Living room
- Gated private parking for two
- Double garage

- Council Tax Band
- EPC Rating D









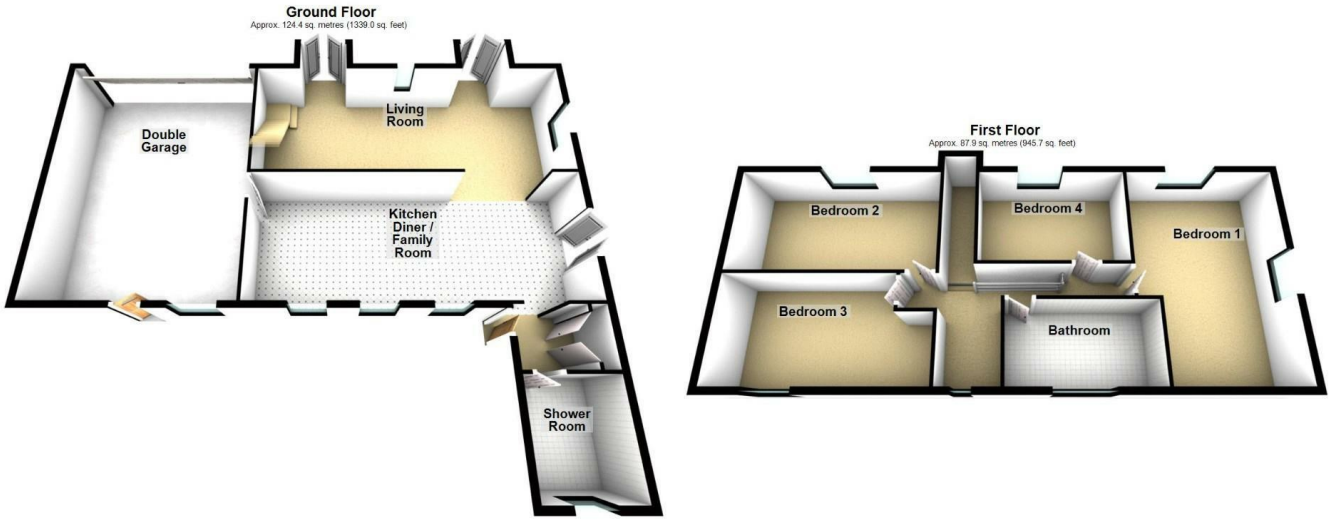


ACCOMMODATION

# Room Dimensions

| | |
|---|---|
| Living Room | 9.18 x 4.5 (30'1" x 14'9") |
| Kitchen Diner / Family Room | 9.18 x 3.71 (30'1" x 12'2") |
| Shower Room | 2.75 x 2.36 (9'0" x 7'8") |
| Bedroom One | 5.89 x 4.05 (19'3" x 13'3") |
| Bedroom Two | 5.55 x 2.92 (18'2" x 9'6") |
| Bedroom Three | 5.55 x 2.88 (18'2" x 9'5") |
| Bedroom Four | 4.04 x 2.65 (13'3" x 8'8") |
| Bathroom | 3.95 x 2.17 (12'11" x 7'1") |
| Double Garage | 7.57 x 5.55 (24'10" x 18'2") |

FLOOR PLAN




Total area: approx. 212.3 sq. metres (2284.7 sq. feet)

Please be advised the floorplans are not drawn to scale and are to be used to give an idea of the layout of the property.
Plan produced using PlanUp.

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