

SIGNATURE

NORTH EAST

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 Pine Valley Way, Ashington NE63 9GL

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Asking Price
£165,000

Signature North East are delighted to welcome to the market this well-presented three-bedroom terraced home, ideally situated in Ashington. Occupying a desirable position within a modern residential development, the property enjoys an excellent balance of convenience and lifestyle. A fantastic range of local shops, supermarkets, schools and leisure facilities are all within easy reach, while Wansbeck General Hospital and the recently reopened Ashington railway station are close by. Excellent road links via the A189 provide straightforward access to Newcastle, Morpeth and the surrounding areas, with the beautiful Northumberland coastline, including Newbiggin-by-the-Sea and Druridge Bay, just a short drive away.

Upon entering the property, you are welcomed into the living room, offering ample room for a range of furnishings and benefitting from a useful understairs storage cupboard. To the rear is the modern kitchen, fitted with an attractive range of wall and base units providing excellent storage, alongside integrated appliances including an oven, hob and fridge freezer. The kitchen also provides direct access to the rear garden, while a convenient ground floor W.C. completes the accommodation on this level.

The first floor hosts two sizable bedrooms, both comfortably accommodating a double bed along with additional furnishings. The family bathroom is fitted with a bathtub with an overhead shower, hand basin and W.C. Continuing to the top floor, you will find the impressive principal bedroom, spanning the full length of the property and offering a bright and spacious retreat. A handy storage cupboard is also located on the landing.

Externally, the property benefits from a private rear garden, predominantly laid to lawn and providing an ideal space for outdoor furniture. A dedicated car parking space can be found at the rear of the property as well as on-street parking at the front of the property.



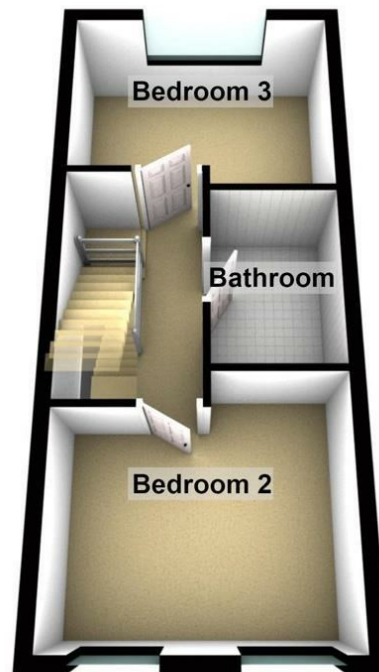
PLEASE NOTE THAT THE VENDOR HAS CERTIFIED THE PROPERTY INFORMATION AND IMAGES.

PROPERTY FLOORPLAN

Ground Floor



First Floor



Second Floor



Total area: approx. 93.0 sq. metres (1001.6 sq. feet)

Measurements:

Kitchen
7'8" x 11'9"

Living Room
14'7" x 11'9"

WC
4'2" x 3'8"

Bedroom One
28'5" x 11'9"

Bedroom Two
8'11" x 11'9"

Bedroom Three
8'11" x 11'9"

Bathroom
5'7" x 7'10"

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B		
(69-80) C	78	
(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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