


SIGNATURE

NORTH EAST

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 Cheltenham Court, Ashington NE63 8NF

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£199,000

Signature North East are delighted to welcome this well-presented, three-bedroom, semi-detached home to the property market, desirably located in the private cul-de-sac of Cheltenham Court in Ashington. Situated only a short drive away from local amenities such as shops, supermarkets, pubs, restaurants, and schooling for all ages, giving this property perfect family home potential.

Upon entry in to the property finds a welcoming entrance hallway with access to the principal ground floor rooms, integral garage as well as a handy built in storage cupboard. First is the open-plan kitchen/dining area, offering versatile space large enough for a four-person dining table, a great deal of storage space via floor and wall units, and integrated appliances such as an oven and hob. At the end of the hallway is the living area with access to the main staircase to the first floor. The room itself has ample space for furnishings, a traditional fireplace with an electric coal effect fire, and glass doors with glass surrounding, leading into the garden area. To complete the ground floor is a handy downstairs W.C.

Leading upstairs to the first floor finds the three main bedrooms, all offering enough space for desired furnishings and the opportunity to convert into a home office or dressing room if desired. The master bedroom benefits from a built in double wardrobe and also has access in to an en-suite bathroom, fitted with a walk-in shower with glass surrounding and a basin unit. The second bedroom also benefits from a single built in wardrobe and a run of fitted wardrobes. To complete the first floor is a family bathroom, fitted with a large Jacuzzi bath, white cupboard storage units with an integrated sink unit.

Externally to the rear finds a large, south-facing garden, with lawn, patio and decking areas, perfect for entertaining friends and family. There is also a wooden shed for additional storage space. To the front of the property there is a single garage and a driveway providing additional off-road parking for up to three vehicles

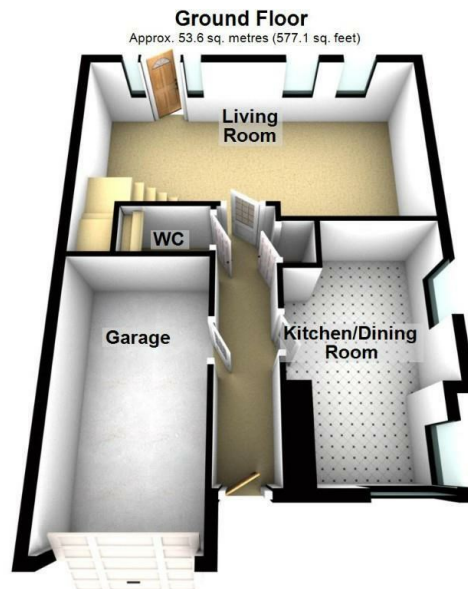
The home also benefits from a recently fitted house alarm system, a Hive smart heating system, Cavity wall insulation, insulated/partially boarded loft and is fully double glazed.

Tenure: Freehold
Council tax band: C

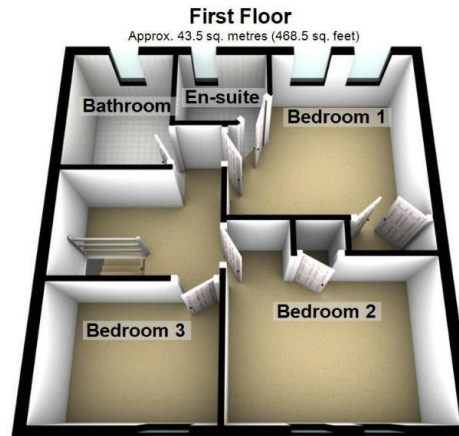
PLEASE NOTE THAT THE VENDOR HAS CERTIFIED THE PROPERTY INFORMATION AND IMAGES.



PROPERTY FLOORPLAN



Ground Floor
Approx. 53.6 sq. metres (577.1 sq. feet)



First Floor
Approx. 43.5 sq. metres (468.5 sq. feet)

Total area: approx. 97.1 sq. metres (1045.7 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.

Measurements:

Living Room
21'3" x 11'5"

Kitchen / Dining Room
14'6" x 9'0"

WC
5'4" x 2'11"

Bedroom One
11'6" x 10'10"

En Suite
5'6" x 4'9"


Bedroom Two
11'6" x 10'9"

Bedroom Three
9'4" x 7'3"

Bathroom
7'8" x 6'2"

Garage
15'2" x 8'1"

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	74	
(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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