


SIGNATURE

NORTH EAST

OFFICIALLY RATED THE NO.1 ESTATE AGENT IN THE NORTH EAST





 Magpie Court, Ashington NE63 8LN

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Offers Over £215,000

Signature North East are proud to welcome this beautiful two-bedroom bungalow to the sales market, this property boasts modern décor and spacious living throughout. Ideally situated in the quaint town of Ashington on Magpie Court with an array of practical amenities only a short commute away such as bars, restaurants, and shops.

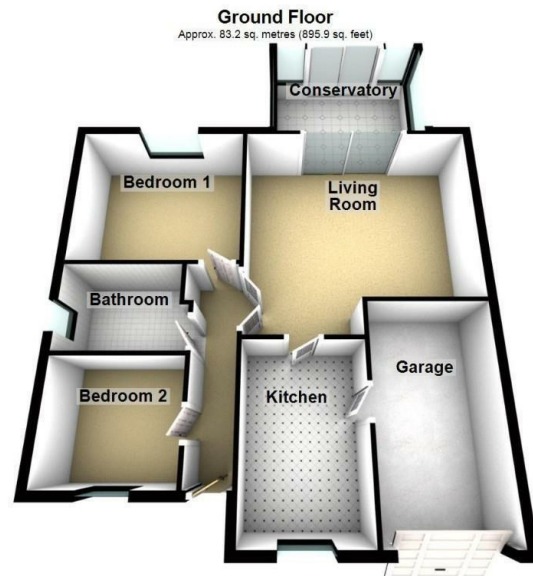
Upon entry into the property finds a welcoming entrance hallway with access to all of the principal rooms, first are both double-sized bedrooms which offer ample space for furnishings. In between the bedrooms is the family bathroom, fully fitted with a large bath, overhead shower, heated towel rail and sink unit. The sleek brown tiling help to give the room a modern, stylish feel to it. The large living area offers a great deal of space for furnishings and the French sliding doors leading into the conservatory allow for an abundance of light to shine through creating a bright and airy atmosphere. The additional space is currently being used as a dining room which is perfect for hosting family and friends. Leading into the kitchen which is fully equipped with integrated appliances such as a fridge, oven, heated drawer, and overhead extractor fan. The granite worktops and dark wooden effect of the kitchen cupboards create an elegant touch to the room whilst also having plenty of space for storage.

Externally, the rear of the property has a sizable garden area with a shed for extra storage. To the front of the property is a garage which is easily accessed from the kitchen and a driveway big enough for one car to park.



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

PROPERTY FLOORPLAN



Ground Floor
Approx. 83.2 sq. metres (895.9 sq. feet)

Total area: approx. 83.2 sq. metres (895.9 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:

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	71	
(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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