


SIGNATURE

NORTH EAST

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 Rothbury Drive, Ashington NE63 8TJ

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Asking Price
£157,500

Signature North East welcomes you to this well-presented three-bedroom semi-detached home, ideally located in the popular area of Ashington. This fantastic property offers a brilliant blend of style and practicality, with local shops, bars, eateries, and green spaces all within easy reach, making it a perfect choice for families or first-time buyers alike.

Upon entering the property, you are greeted by a welcoming hallway that leads into a spacious living room, offering plenty of room for your furnishings. It's a bright, airy space, ideal for relaxing or entertaining, complete with a large window filling the room with natural light. The kitchen is equally impressive, stylishly fitted with a range of bright wall and base units, sleek countertops, and equipped with an integrated oven and hob. From here, you can step out to the lovely rear garden, perfect for enjoying outdoor living. A convenient ground floor WC completes this level.

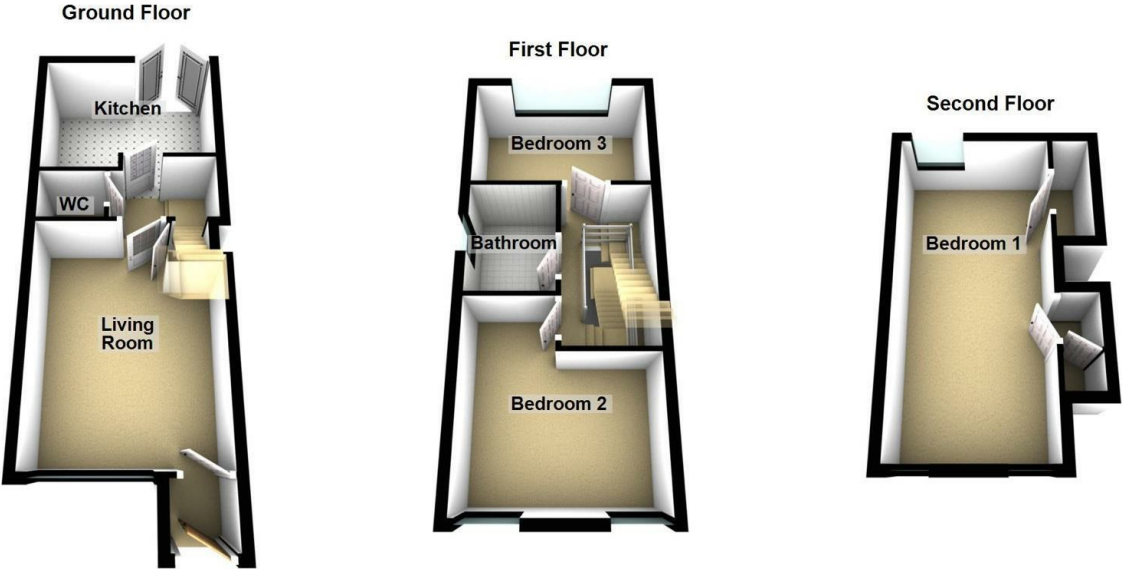
Up on the first floor, there are two generously sized double bedrooms, both providing ample space for bedroom furniture and storage. The family bathroom is fitted with a bathtub, overhead shower, wash basin, and WC, offering both practicality and comfort. Moving up again, the second floor is home to the spacious principal bedroom, occupying the entire floor, creating a private and peaceful retreat.

Externally, the property boasts a rear garden featuring an artificial lawn and a patio area, perfect for outdoor furniture and enjoying warmer days. Off-street parking is available via a private driveway, with additional on-street parking also to hand for visitors.



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

PROPERTY FLOORPLAN



Total area: approx. 82.8 sq. metres (891.3 sq. feet)

Measurements:

- Kitchen
8'10" x 11'6"
- WC
3'4" x 4'3"
- Living Room
14'11" x 11'8"
- Bathroom
7'4" x 5'5"
- Bedroom Three
7'8" x 11'7"
- Bedroom Two
6'6" x 11'8"
- Bedroom One
19'4" x 9'1"

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	76	81
(69-80) C		
(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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