

# BRUNTON

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## RESIDENTIAL



**WEST VIEW, ASHINGTON, NE63**

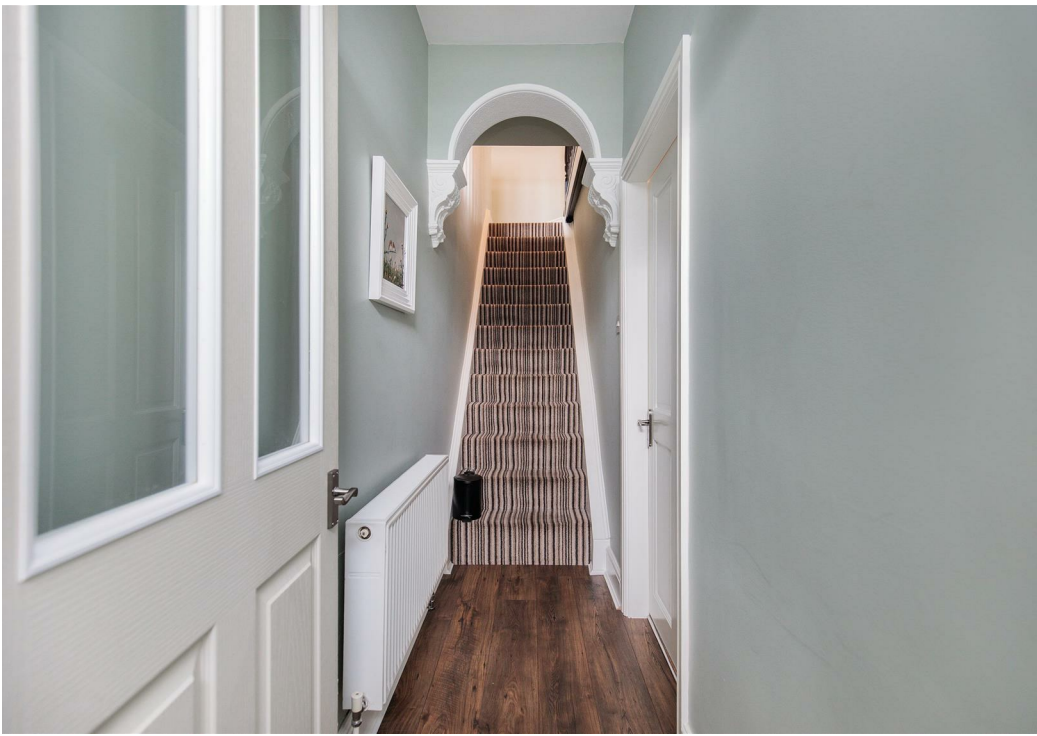
Offers Over £170,000

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Beautifully presented terraced home offering spacious and versatile accommodation arranged over three floors, ideally suited to modern family living.

The property benefits from a generous lounge, spacious dining room, impressive kitchen/breakfast room with central island, utility room, study, a fully refitted family bathroom and three well-proportioned bedrooms including a versatile second-floor bedroom with walk-in wardrobe. The property further enjoys a generous enclosed garden, off street parking, half sized garage for storage and an enclosed yard.

This family home is conveniently situated within Ashington, offering excellent access to a range of local shops, supermarkets, schooling and leisure facilities. The town benefits from good transport connections to Morpeth, Newcastle and the wider region, whilst the Northumberland coastline and its beautiful beaches are also within easy reach.

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The internal accommodation comprises: an entrance vestibule leading into a welcoming hallway with staircase rising to the first-floor landing. Positioned to the front of the property is a spacious lounge featuring a large bay window which allows for excellent natural light and creates an attractive focal point. The lounge flows seamlessly through to the dining room, providing an ideal space for both everyday living and entertaining.

To the rear of the property is an impressive kitchen/breakfast room, fitted with a range of wall and base units with granite worktops together with a central island providing additional preparation and seating space. The room benefits from vaulted ceiling, skylights and windows overlooking the rear garden, creating a bright and airy environment. Leading from the kitchen is a useful utility room offering additional storage and appliance space, whilst a separate study provides excellent flexibility for those working from home. The property also benefits from a smaller sized garage for storage.

To the first floor, the landing provides access to two double bedrooms and the family bathroom. The master bedroom is a generous double room with two windows overlooking the front. The family bathroom has been recently refitted to a high standard and has a bath, separate shower, wash hand basin in unit and WC.

The second floor is dedicated to a substantial additional bedroom with skylights, together with a walk-in wardrobe providing excellent storage space.

Externally, the property benefits from a generous enclosed garden incorporating lawned and patio areas, providing excellent space for outdoor dining, entertaining and family enjoyment. There is a driveway for 2 cars and rear yard is enclosed.



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TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : B

EPC RATING : C



Total area: approx. 147.7 sq. metres (1589.8 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	74	80

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		