

# BRUNTON

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## RESIDENTIAL



**ANCROFT PLACE, ASHINGTON, NE63**

Asking Price £189,950

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8:15 squats 2x5-8  
Bench press 3x5-8  
Dumbbell row 3x8-12  
DB row 3x8-12  
Push up 3x10-15  
Plyo 3x10-15

1. 15 min HIIT  
2. 12 min HIIT  
3. 12 min HIIT  
4. 12 min HIIT  
5. 12 min HIIT

10 min  
6. 10 min HIIT  
7. 10 min HIIT  
8. 10 min HIIT  
9. 10 min HIIT  
10. 10 min HIIT  
11. 10 min HIIT  
12. 10 min HIIT  
13. 10 min HIIT  
14. 10 min HIIT  
15. 10 min HIIT

3x50 6x7  
4x50 7x7  
5x50 8x7  
6x50 8x7



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Modern three-bedroom semi-detached home on Ancroft Place in Ashington, positioned overlooking a pleasant communal green and offering stylish, versatile living space.

The property includes an open-plan living and dining area leading into a conservatory, a fitted kitchen with separate utility, and a converted garage providing an additional flexible room. To the first floor, there are three bedrooms and a refitted shower room. Externally, there is a well-maintained rear garden with patio seating areas and driveway parking to the front.

Ashington offers a range of local amenities, schools and leisure facilities, with excellent transport links via the A189 and easy access to nearby coastal areas, making it a convenient and well-connected location.

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The internal accommodation comprises: a recently added double-glazed entrance porch leading into a bright and welcoming open-plan living space, where the original hallway has been thoughtfully opened up. This area benefits from a useful storage cupboard, oak internal doors, and an attractive oak and glass staircase rising to the first floor. To the front, the main living room features a pebble-effect gas fire set within the chimney breast, along with a large window allowing for excellent natural light. This space flows seamlessly into the dining room at the rear, creating a sociable layout ideal for everyday living and entertaining. From here, double-glazed doors lead into a generous conservatory with wood-finish flooring and direct access to the rear garden. The kitchen is fitted with a range of wooden wall and base units, complemented by work surfaces and integrated appliances including an oven, hob, and extractor. This leads through to a useful utility area with space for appliances and external access to the rear garden. The utility also provides access to a converted former garage, now a versatile additional room with French doors to the front, a vaulted ceiling, and a radiator, making it suitable for a range of uses.

To the first floor, the landing provides access to three bedrooms and a modern family bathroom. The main bedroom is positioned to the front and benefits from a full wall of fitted wardrobes, while the second double bedroom overlooks the rear garden and also includes fitted storage. The third bedroom is a front-facing single room, ideal for flexible use. The bathroom has been refitted to a contemporary standard and includes a large walk-in shower with mains-powered and rainfall fittings, along with a vanity unit incorporating the WC and wash hand basin.

Externally, the rear garden is enclosed and beautifully maintained, featuring a lawn, paved patio area, and well-established planting. A curved dwarf wall creates a sheltered seating area, ideal for outdoor entertaining. To the front, there is a block-paved driveway providing off-street parking, and the property enjoys a pleasant outlook over a communal green.



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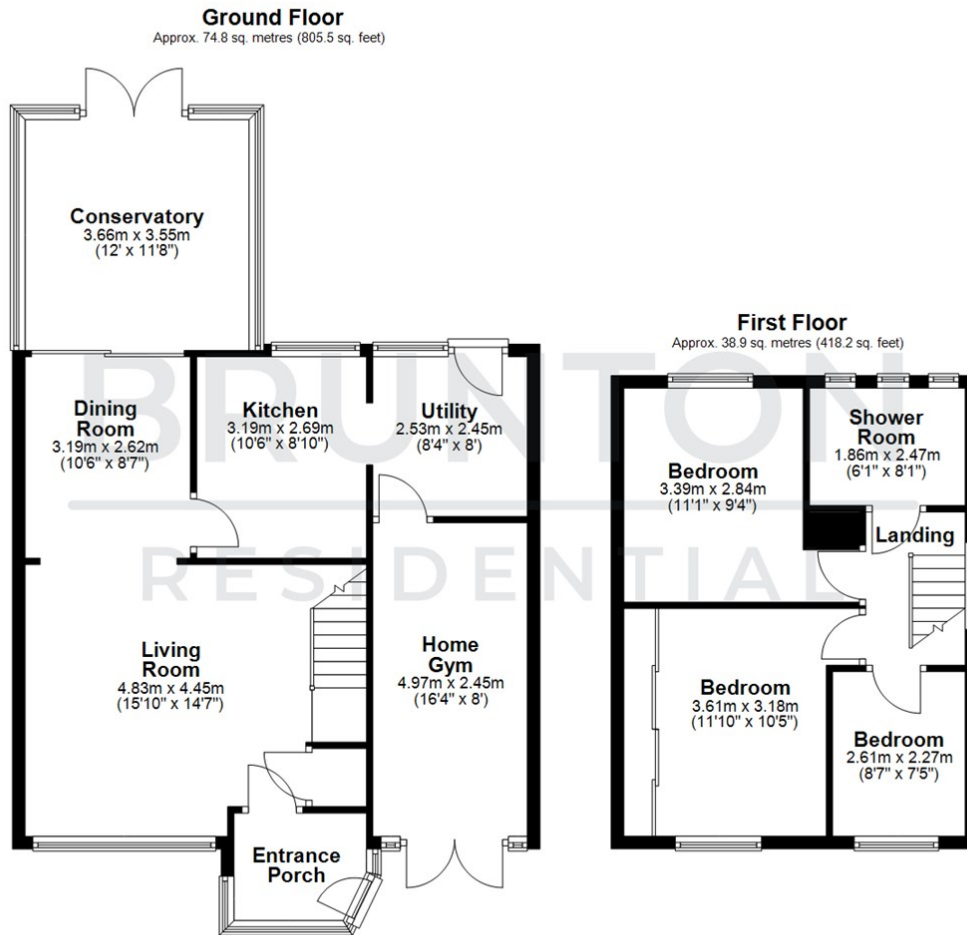
## RESIDENTIAL

TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : B

EPC RATING : B



Total area: approx. 113.7 sq. metres (1223.7 sq. feet)

All measurements are approximate and are for illustration only.  
Plan produced using PlanUp.



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			
		81	85
England & Wales		EU Directive 2002/91/EC	

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			
England & Wales		EU Directive 2002/91/EC	