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HOWARD WALK, ASHINGTON, NE63

Offers Over £139,950

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IDEAL STARTER HOME | NO ONWARD CHAIN | POPULAR AREA

Delightful two-bedroom home on Howard Walk in Ashington, offering bright, airy and well-proportioned accommodation with a comfortable layout and attractive outdoor space.

The home provides a spacious lounge and dining room, a modern fitted kitchen and two comfortable bedrooms, with the conservatory providing a particularly useful additional reception space overlooking the garden. The property also benefits from a downstairs WC, fitted storage to the principal bedroom and a well-maintained rear garden with both lawn and paved seating areas, creating a pleasant setting for relaxing and entertaining.

Barley Rise is situated in Ashington close to Wansbeck hospital, with a good range of local shops, schools, leisure facilities and everyday amenities close by. The property is also well placed for access to the Northumberland coastline and surrounding towns, while road links provide convenient connections towards Newcastle Upon Tyne and the wider North East.

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The internal accommodation comprises: an entrance hall with stairs rising to the first-floor landing and a convenient downstairs WC. Positioned to the right is the modern kitchen, fitted with a good range of wall and base units, contrasting work surfaces and integrated appliances, including an oven and hob. The kitchen also benefits from useful storage cupboards and a practical layout.

At the end of the hallway is the spacious lounge and dining room, providing a comfortable and versatile living space with a pleasant outlook towards the rear. The room benefits from French doors opening into the conservatory, creating a natural extension to the main living accommodation. The conservatory is a particularly useful additional space, with glazed elevations allowing plenty of natural light and patio doors providing direct access to the rear garden.

To the first floor, the landing provides access to two well-proportioned bedrooms and the family bathroom. The principal bedroom is a generous double room with fitted wardrobes providing useful storage, whilst the second bedroom is also a good-sized room with a pleasant outlook. The family bathroom is fitted with a bath, WC and wash hand basin and is presented in good condition.

Externally, the property benefits from a front garden with established hedging and planting, together with a driveway providing off-road parking. To the rear is a good-sized enclosed garden featuring a paved patio area, lawn and established planting, creating a pleasant and private outdoor space.



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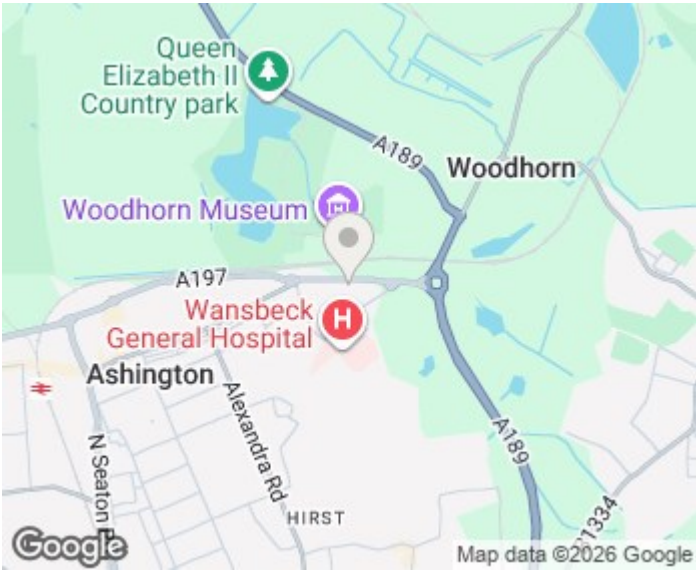
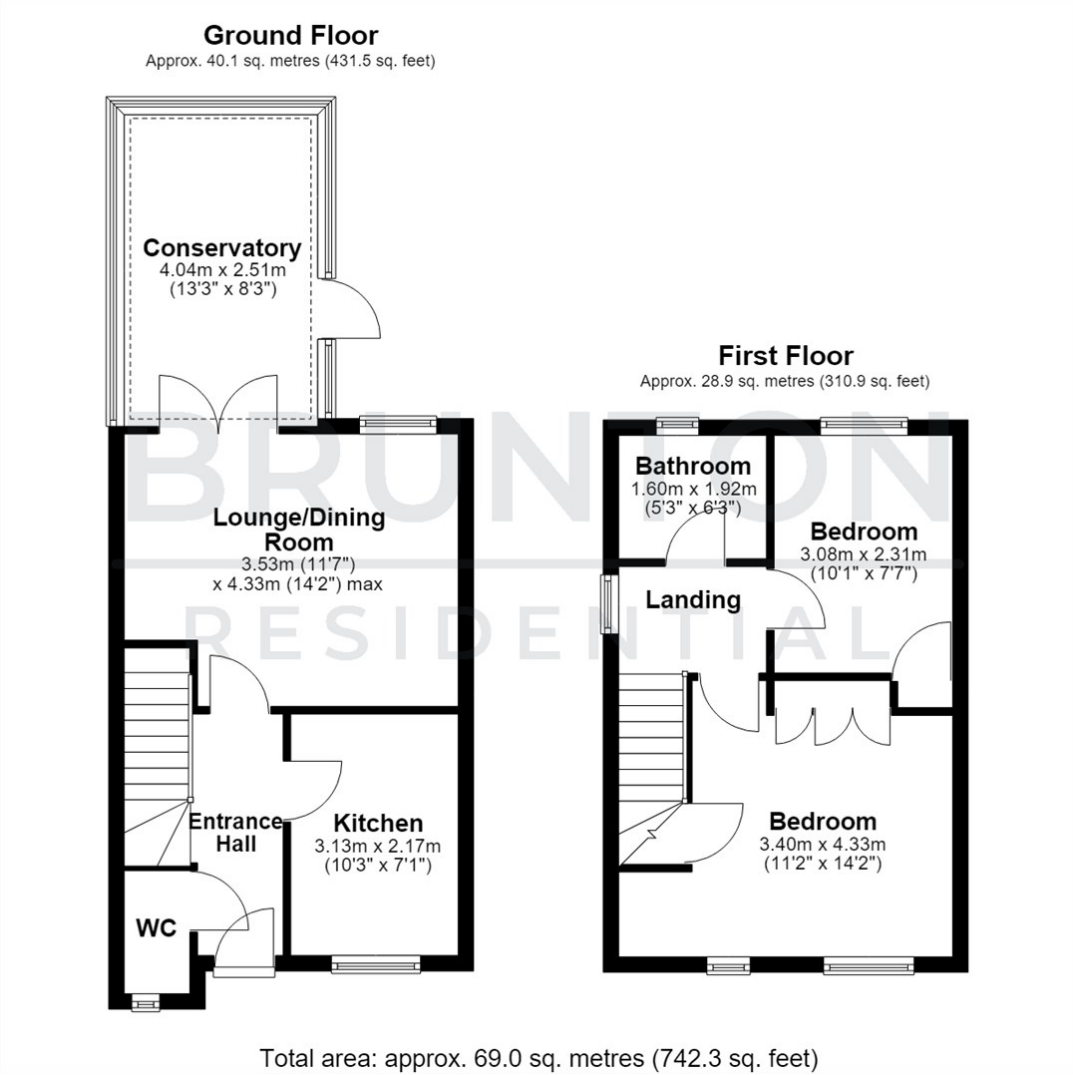
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TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : B

EPC RATING : C



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	