



pattinson 

## 3 bed semi-detached house to buy in NE63

Ploverfield Close, Ashington, Northumberland, NE63 8LX

**£200,000** Offers Over

 x 3  x 1  x 1


Tenure

Size

**Freehold**

**797 sq ft / 74 sq m**

## Property features

-  No Upper Chain – Vacant
-  Freehold Property
-  Quiet Cul-De-Sac Position
-  Sought After Fallowfield Estate
-  EPC Rating C

Garage parking

Garden

## Key Information

- ✓ Council Tax: Band B
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTC (fibre to the cabinet)
- ✓ Mobile signal: Good

## Description

A well presented three bedroom semi-detached home, ideally positioned within a quiet cul-de-sac on the ever popular Fallowfield estate. Offered to the market with no upper chain and vacant possession, the property has been recently updated and is ready to move straight into.

The accommodation briefly comprises: to the front there is a lawned garden and a paved driveway providing off street parking, leading to the garage and front entrance porch. The porch gives access into a spacious lounge diner, with stairs to the first floor and access through to the kitchen.

To the first floor, the landing provides access to three well proportioned double bedrooms and a family bathroom.

Externally, to the rear there is a private garden which is not overlooked, enjoying open views and a good level of privacy.

The property has been newly decorated throughout, with new carpets and blinds fitted, offering a fresh and clean finish for any incoming buyer. Additional benefits include a fully boarded loft space with ladder access, providing useful storage.

Ideally located within walking distance to the new rail station offering direct links to Newcastle, as well as the town centre, schools, leisure facilities and local amenities.

Early viewing is recommended.

Council Tax Band: B

Tenure: Freehold

Price: Offers Over £200,000

Property Type: Semi-detached house

Build Size: 74 sq m

USPs: Garden

Parking: Garage, Off Street, Driveway, Driveway & Garage

Year built: 1990

Construction materials: Brick and block

Roofing type: Clay tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTC (fibre to the cabinet)

Mobile signal coverage: Good

## Porch

Front entrance porch with door leading into the main property.



## Lounge Diner

3.18m x 6.68m (10'5" x 21'10")

Spacious open plan lounge and dining area with window to the front and rear, radiator, stairs to first floor and access through to the kitchen. Finished with modern flooring and neutral décor throughout.



## Kitchen

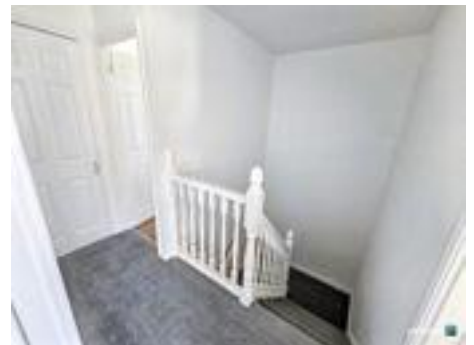
2.95m x 2.54m (9'8" x 8'4")

Fitted with a range of wall and base units with work surfaces, stainless steel sink unit, integrated oven with hob and extractor hood, tiled splashbacks and tiled flooring. Window and door providing access to the rear garden. Also housing a conventional boiler and benefiting from a rotating corner cupboard for additional storage.



## Stairs & First Floor Landing

Stairs leading to the first floor with newly fitted carpet, white balustrade and neutral décor. Landing provides access to all bedrooms and family bathroom, with a built-in storage cupboard.



## Bedroom 1

2.94m x 3.02m (9'7" x 9'10")

Double bedroom with window to the Front, radiator, newly fitted carpet and neutral décor. Fitted sliding wardrobes with mirrored doors providing built-in storage.



## Bedroom 2

2.93m x 2.89m (9'7" x 9'5")

Double bedroom with window to the rear elevation, radiator, newly fitted carpet and neutral décor. Loft access hatch providing access to the boarded loft space.



## Bedroom 3

2.89m x 2.83m (9'5" x 9'3")

Double bedroom with window to the front elevation, radiator, newly fitted carpet and neutral décor.



## Bathroom

2.06m x 1.94m (6'9" x 6'4")

Fitted with a three piece suite comprising panelled bath with shower over and glass screen, wash hand basin and low level WC. Part tiled walls, heated towel rail, window to the rear elevation and vinyl flooring.



## External

To the front of the property there is an open plan lawned garden with driveway providing off street parking leading to an integral garage.

To the rear is a fully enclosed garden, mainly laid to lawn with gravelled borders and a paved patio seating area. The garden enjoys a good degree of privacy and open outlook to the rear, making it ideal for families and outdoor entertaining.

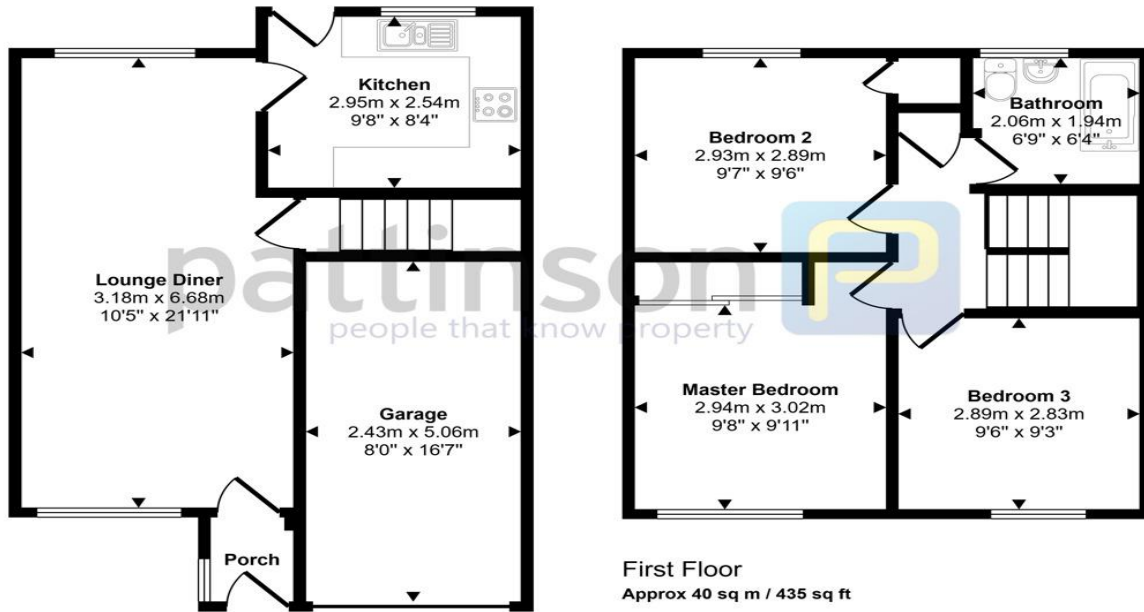


## Garage

Integral garage with up and over door, power and lighting. Housing the electric meter and consumer unit, with useful additional storage space.



Approx Gross Internal Area  
86 sq m / 925 sq ft



**Ground Floor**  
Approx 46 sq m / 490 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	73	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

Ploverfield Close, Ashington, Northumberland, NE63 8LX

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