



Cranemarsh Close

Ashington

Very well presented three bedroom detached family home on the popular Fallowfield estate in Ashington. The property briefly comprises of an entrance hall, cloakroom, spacious lounge dining area, a beautiful modern kitchen with many integrated appliances and a well designed conservatory to the ground floor. To the first floor there are three good sized bedrooms and a family bathroom. Externally you will find a lawned front garden with a double driveway to the integral garage to the front, while to the rear there is a lovely well thought out garden with two sitting areas and lawn. Viewing recommended.

£240,000

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PROPERTY DESCRIPTION

ENTRANCE PORCH

Part glazed composite entrance door.

ENTRANCE HALLWAY

Stairs to first floor landing, laminate flooring, single radiator, storage cupboard.

CLOAKS/WC

Low level WC, wash hand basin (set in vanity unit), laminate flooring, double glazed window, single radiator.

LOUNGE/DINING ROOM 10'11 (3.33) down to 9'4 (2.84) x 23'0 (7.01)

Double glazed window to front, doors to conservatory, 2 single radiators, electric fire, television point, coving to ceiling.

KITCHEN DINER 16'9 (5'11) x 9'7 (2.92)

2 Double glazed windows to rear, double radiator, range of wall, floor and drawer units with coordinating quartz work surfaces, coordinating sink unit and drainer with mixer tap, under counter lighting, tiled splash backs, built in electric fan assisted oven, induction hob with extractor fan above, integrated fridge, freezer, washing machine, dishwasher and microwave, LVT flooring, breakfast bar, composite door to rear.

ORANGERY 12'1 (3.68) x 8'0 (2.44)

Dwarf wall, double glazed windows, feature radiator, wood flooring, spotlights, 2 velux windows, rooflights.

BEDROOM ONE 9'11 (3.02) x 12'3 (3.73)

Double glazed window to front, single radiator, access to loft, laminate flooring.

BEDROOM TWO 10'8 (3.25) x 10'6 (3.20)

Double glazed window to rear, single radiator.



BEDROOM THREE 9'4 (2.84) x 7'10 (2.39)

Double glazed window to front, single radiator, built in cupboard.

BATHROOM/WC

3 piece suite comprising mains shower over panelled bath, pedestal wash hand basin, low level WC, double glazed window to rear, heated towel rail, part tiling to walls, laminate flooring.

FRONT GARDEN

Laid mainly to lawn, double driveway leading to garage.

REAR GARDEN

Laid mainly to lawn, patio area/decking, bushes and shrubs, screen fencing, garden shed.

SINGLE GARAGE

Attached, electric door.

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: Fibre

Mobile Signal Coverage Blackspot: No

Parking: Garage, driveway.

TENURE

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

COUNCIL TAX BAND: C

EPC RATING: C

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 83 B |
| 69-80 | C | 71 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |





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