

# BRUNTON

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## RESIDENTIAL



**ANCROFT PLACE, ASHINGTON, NE63**

Asking Price £189,950

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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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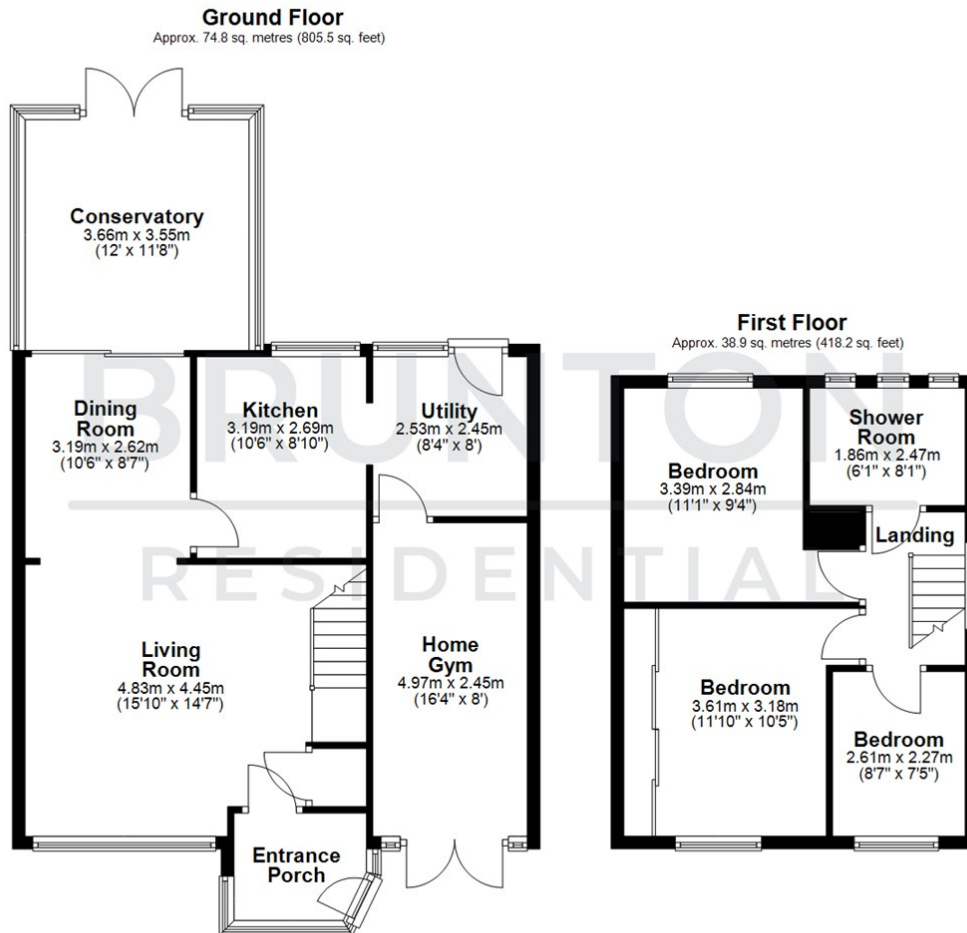
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TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

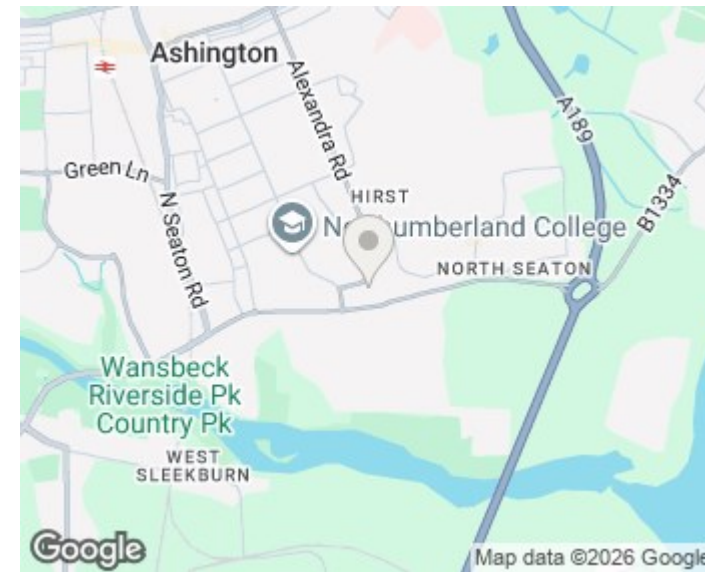
COUNCIL TAX BAND : B

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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	