

# BRUNTON

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## RESIDENTIAL



**WINGATE WAY, ASHINGTON, NE63**

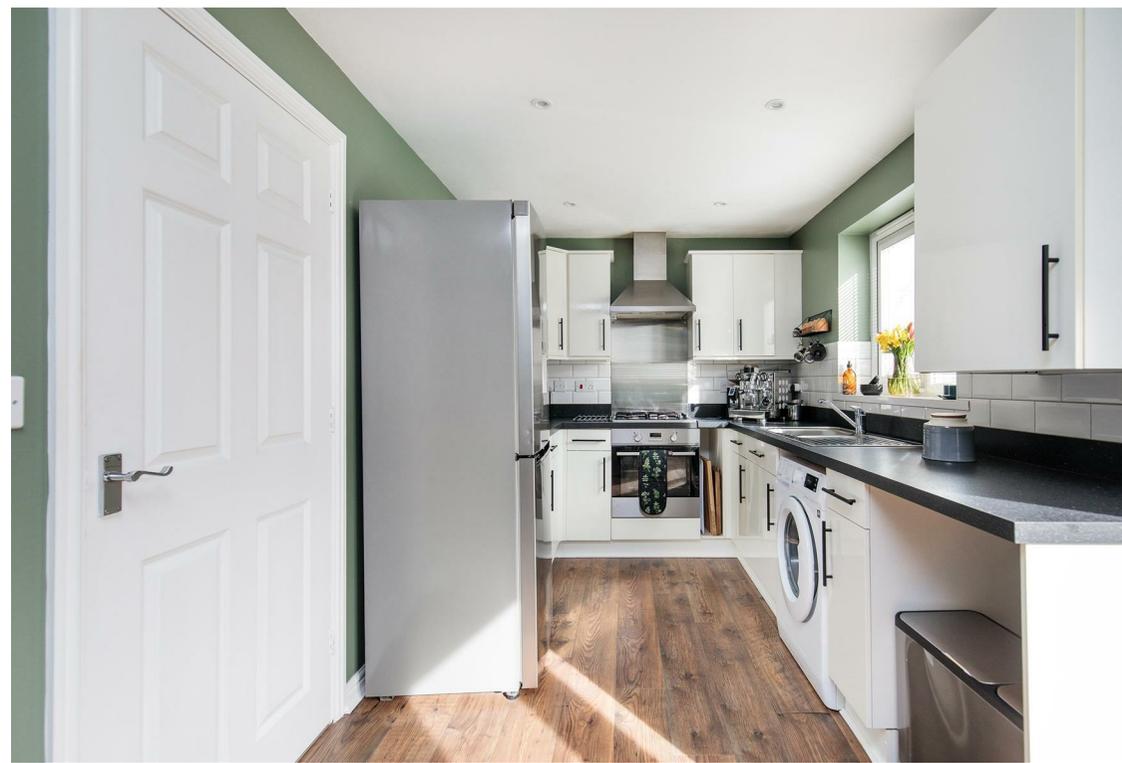
**£215,000**

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Wonderful three-bedroom detached home located on Wingate Way in Ashington, offering well-balanced accommodation ideally suited to modern family living. Beautifully arranged over two floors, the property combines practical design with comfortable living spaces throughout.

The ground floor features a bright lounge with a bay window, a convenient WC, and a spacious open-plan kitchen and dining room with French doors opening onto the rear garden. Upstairs, three generously sized bedrooms include a principal bedroom with en-suite facilities, alongside a contemporary family bathroom and additional storage off the landing. The property further benefits from off-street parking, a garage and an enclosed rear garden.

The property enjoys a convenient residential setting close to a wide range of local amenities. Ashington town centre is easily accessible, offering a variety of shops, supermarkets, cafés and everyday services, while well-regarded local schools are within reach. The area also benefits from good transport connections, with regular bus routes nearby and straightforward road links providing access to surrounding towns and the wider Northumberland region, ensuring both commuting and leisure travel are well catered for.

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The internal accommodation comprises: an entrance vestibule opening into a welcoming lounge, enhanced by a front-aspect bay window that allows for excellent natural light. From the lounge, an inner hallway provides access to a convenient ground floor WC and the staircase leading to the first-floor landing. To the rear of the property is a spacious open-plan kitchen and dining room, complete with French doors opening onto the rear garden, creating an ideal space for both everyday living and entertaining. The kitchen is modern and well-appointed, featuring integrated appliances including an oven, hob, and extractor fan, complemented by a tiled splashback and generous cabinetry offering ample storage and preparation space.

To the first floor, the landing leads to three well-proportioned bedrooms, with the master bedroom benefiting from an en-suite shower room. A well-appointed family bathroom, comprising a bath, WC, and washbasin, serves the remaining bedrooms. A useful storage cupboard located off the landing completes the internal layout.

Externally, the property offers a driveway providing off-street parking for one vehicle and leading to a garage. The rear garden is fully enclosed with timber fencing and is predominantly laid to lawn, complemented by planted borders and a block-paved seating area.



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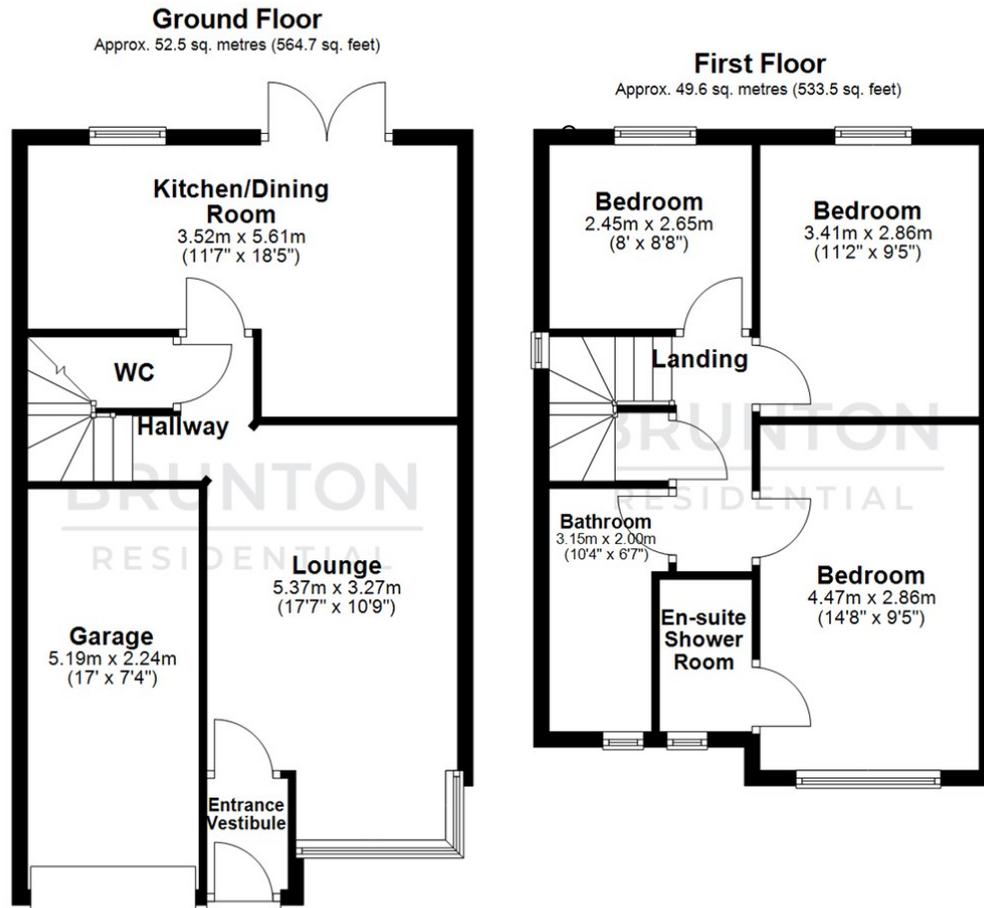
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TENURE : Freehold

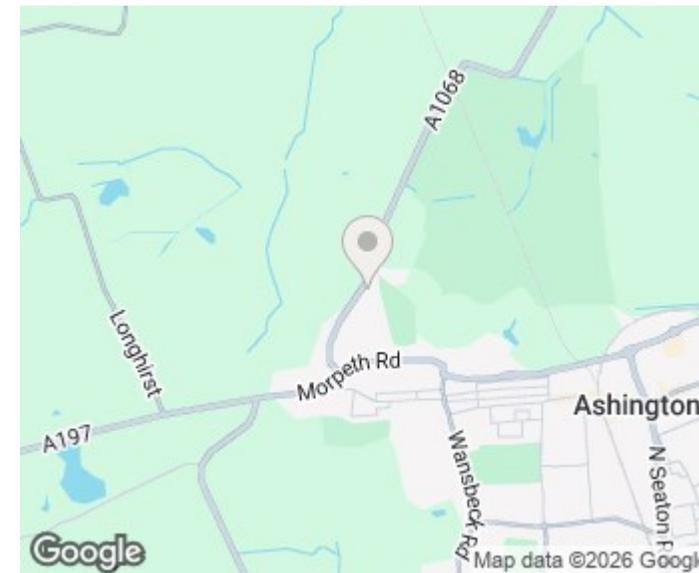
LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : C

EPC RATING : C



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>	<b>87</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	
EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(81-91) <b>A</b>	
(69-80) <b>B</b>	
(55-68) <b>C</b>	
(39-54) <b>D</b>	
(21-38) <b>E</b>	
(1-20) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC	

England & Wales

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