



To buy

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

West View, Ashington, Northumberland, NE63 0RZ

# £220,000

🛏 x3 🪑 x3 🚿 x2

Tenure

**Freehold**

Allocated parking

## Property features

- ✓ Large Semi Detached House
- ✓ Three Bedrooms, Master En-Suite
- ✓ Two Receptions
- ✓ Utility & Cloaks
- ✓ Generous Garden

## Key Information

- ✓ Council Tax: Band C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Mobile signal: Good

## Arrange a viewing

Garreth Young  
Branch Manager  
Ashington

01670 568096  
ashington@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

\*\*\*LARGE SEMI DETACHED HOUSE - THREE BEDROOMS - MASTER EN-SUITE - OPEN PLAN KITCHEN/DINER - CONVERTED GARAGE - UTILITY & GROUND FLOOR W.C - GENEROUS GARDEN - DRIVEWAY & ALLOCATED PARKING - MUST BE VIEWED\*\*\*

Pattinson Estate Agents welcome to the sales market this larger style three bedroom semi detached house situated on West View in Ashington, Northumberland. A popular location in the town centre with an array of shops, supermarkets, leisure facilities and travel links including the new train station linking directly into Newcastle city centre. Local primary and secondary schools are within walking distance.

This spacious family home is warmed via gas central heating (combi boiler) and has new Upvc double glazing throughout. Much improved by the current owner, viewings are essential to appreciate the accommodation on offer.

Briefly comprising; entrance hallway, lounge, kitchen/diner, study/reception two and utility with w.c. To the first floor master bedroom with en-suite shower room, two further bedrooms and bathroom. Externally to the front a block paved driveway and to the rear a generous lawned garden with raised decking area. Further to the rear there is an allocated parking bay.

To arrange your viewing please contact our Ashington Team.

Council Tax Band: C

Tenure: Freehold

Price: £220,000

Property Type: Semi-detached house

Parking: Allocated, Driveway

Construction materials: Brick and block

Roofing type: Slate tiles

Heating: Gas

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Mobile signal coverage: Good

## Entrance Hallway

Via main access door to the front, port hole window to the front, stairs to the first floor, wood flooring, radiator.



## Entrance Hallway Additional



## Lounge

4.73m x 3.74m (15'6" x 12'3")

Bow bay window to the front with fitted plantation shutters, feature fireplace and hearth with electric fire, radiator.



## Lounge Additional



## Kitchen/Diner

5.88m x 4.80m (19'3" x 15'8")

Window to the rear with fitted roman blind, sliding patio doors opening into the rear garden with fitted full length vertical blinds. The kitchen area is fitted with a range of cream wall, floor, drawer and display units with wine rack, brushed steel handles, solid wood worktops, black tile splashbacks, space for American fridge/freezer and electric range cooker. A matching central island with inset Belfast sink, chrome mixer tap and integrated dishwasher. Three radiators, large space for dining table, wood flooring throughout.



## Kitchen Area



## Dining Area



## Reception Two/Study

6.38m x 2.38m (20'11" x 7'9")

A large garage conversion creating a second reception room which is currently used as a study. Window to the front with fitted plantation shutters and a Velux skylight to the ceiling. Wood effect flooring, radiator.



## Reception Two Additional



## Utility/Cloaks

2.18m x 1.60m (7'1" x 5'2")

Secure access door to the rear. Black worktop with washing machine and tumble dryer beneath, wall mounted Baxi combi boiler (serviced June 2026), floating wash hand basin with chrome mixer tap, push flush w.c, wood effect flooring, radiator.



## First Floor Landing

Window to the side with fitted roman blind, loft access hatch to the ceiling, radiator.



## Master Bedroom

3.86m x 3.23m (12'7" x 10'7")

Bow bay window to the front with fitted plantation shutters, radiator.



## Master Bedroom Additional



## En-Suite

The en-suite is currently being renovated - no image.

## Bedroom Two

4.01m x 3.44m (13'1" x 11'3")

Window to the rear, radiator.



## Bedroom Three

2.29m x 2.10m (7'6" x 6'10")

Window to the front, radiator.



## Bathroom

2.84m x 2.55m (9'3" x 8'4")

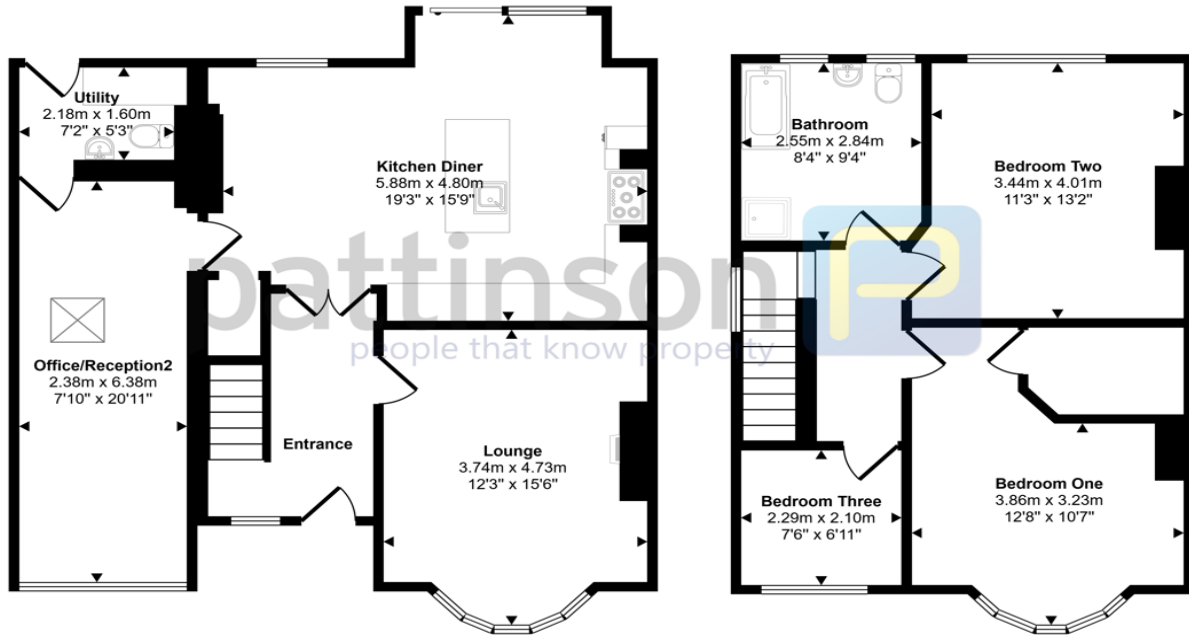
Two frosted windows to the rear. White panelled bath with chrome mixer tap, pedestal wash hand basin with chrome mixer tap, push flush w.c. Walk in shower cubicle with white tray, chrome dual head rainfall shower and glass screen door, part tiled walls, wood effect flooring, chrome heated towel rail.



## Rear Garden



Approx Gross Internal Area  
126 sq m / 1352 sq ft



Ground Floor  
Approx 73 sq m / 786 sq ft

First Floor  
Approx 53 sq m / 566 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.

West View, Ashington, Northumberland, NE63 0RZ

Contact your local branch today for more information on this property:

**95 Station Road, Ashington, Northumberland, NE63 8RS, Tel: 01670 568096, [ashington@pattinson.co.uk](mailto:ashington@pattinson.co.uk), [www.pattinson.co.uk](http://www.pattinson.co.uk)**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

