



## 2 bed semi-detached bungalow to buy in NE61

Fir Grove, Ellington, Morpeth, Northumberland, NE61 5EX

**£125,000** Starting Bid

🏠 x2 🚗 x1 🚻 x1

Tenure  
**Freehold**

Driveway & Garage parking

## Property features

- ✓ For Sale By Auction
- ✓ Semi Detached Bungalow
- ✓ Two Double Bedrooms
- ✓ Kitchen, Utility, Wet Room
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: D
- ✓ Heating supply: Gas

## Arrange a viewing

Garreth Young  
Branch Manager  
Ashington

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

\*\*\*FOR SALE BY AUCTION - SEMI DETACHED BUNGALOW - FREEHOLD - TWO BEDROOMS - SPACIOUS LOUNGE - KITCHEN & UTILITY - WET ROOM - GARDEN - GARAGE - OPEN ASPECT TO FRONT - MUST BE VIEWED\*\*\*

Pattinson auction offer for sale this two bedroom semi detached bungalow situated on Fir Grove in the village of Ellington, Morpeth. A highly desirable location which has local shops and amenities close by. Sitting just three miles from the coast with Cresswell being the nearest beach and within easy reach of neighbouring towns Ashington and Morpeth. This well maintained bungalow benefits from gas central heating via combi boiler and Upvc double glazing throughout.

As we anticipate a high level of interest, early viewings are essential to avoid disappointment.

Briefly comprising; entrance hallway, lounge, kitchen, utility room, two double bedrooms and wet room. Externally to the front open aspect lawns with mature planted border and wheelchair accessible ramp. To the rear an enclosed lawned garden with patio and single detached garage with driveway for off street parking.

To arrange your viewing, please contact our Ashington Team.

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £125,000

Property Type: Semi-detached Bungalow

Parking: Driveway & Garage

Heating: Gas

## Entrance Hallway

Via main access door to the front, built in storage cupboard, loft access hatch to the ceiling, wood effect flooring, radiator.



## Entrance Hallway Additional



## Lounge

4.18m x 3.23m (13'8" x 10'7")

Full length and width window to the front with fitted venetian blinds, radiator.



## Lounge Additional



## Kitchen

3.22m x 2.54m (10'6" x 8'4")

Window to the rear with fitted roller blind, secure access door into the utility room. Fitted with a range of wall, floor and drawer units with laminate worktops and tiled splashbacks, stainless steel sink and drainer with mixer tap, freestanding gas cooker with extractor over, fridge/freezer, TV point, wood effect flooring, radiator.



## Kitchen Additional



## Utility Room

2.72m x 1.74m (8'11" x 5'8")

Window to the side and secure access door to the rear. Fitted workbench with space for washing machine and tumble dryer beneath, wall mounted Baxi gas combi boiler.



## Bedroom One

3.52m x 2.98m (11'6" x 9'9")

Full length window to the rear overlooking the garden, fitted triple mirrored sliding door wardrobes, TV point, radiator.



## Bedroom One Additional



## Bedroom Two

3.31m x 2.44m (10'10" x 8'0")

Full length window to the front with fitted venetian blinds, radiator.



## Wet Room

2.32m x 1.63m (7'7" x 5'4")

Frosted window to the side. Designed for disabled and elderly needs with non slip flooring, electric shower, pvc splashbacks, pedestal wash hand basin, push flush w.c and radiator.



## Rear Garden



## Rear Elevation



## Garage & Driveway



## Garage Interior

4.77m x 2.38m (15'7" x 7'9")



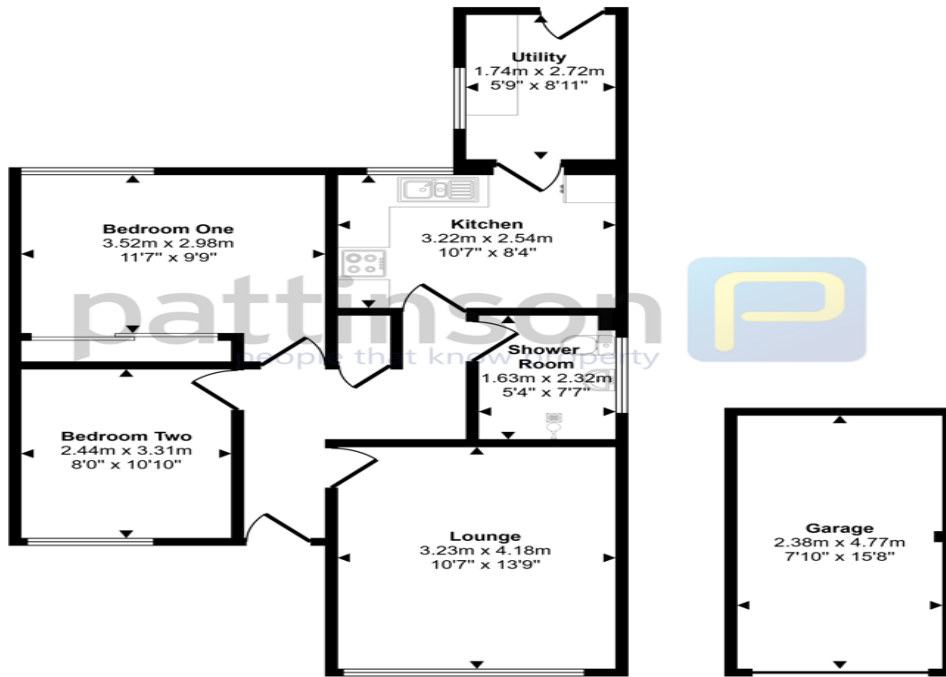
## Front Elevation



## Front Views



Approx Gross Internal Area  
73 sq m / 781 sq ft



Floorplan  
Approx 61 sq m / 658 sq ft

Garage  
Approx 11 sq m / 122 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
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			82
(69-80) <b>C</b>			
(55-68) <b>D</b>		67	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Fir Grove, Ellington, Morpeth, Northumberland, NE61 5EX

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)

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