



3 bed semi-detached house to buy in NE61

Holly Way, Ellington, Morpeth,
Northumberland, NE61 5DG

£205,000 Offers Over

 x 3  x 3  x 1

Tenure

Freehold

Driveway parking

Property features

- ✓ Modern Semi Detached House
- ✓ Set Over Three Floors
- ✓ Three Bedrooms
- ✓ Master En-Suite & Dressing Room
- ✓ EPC Rating B

Key Information

- ✓ Council Tax: Band C
- ✓ EPC Rating: B
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTC (fibre to the cabinet)
- ✓ Mobile signal: Good

Arrange a viewing

Garreth Young
Branch Manager
Ashington

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

NO UPPER CHAIN! - MODERN SEMI DETACHED TOWN HOUSE - THREE BEDROOMS - MASTER SUITE WITH DRESSING ROOM & SHOWER ROOM - INTEGRATED KITCHEN/DINER - GROUND FLOOR CLOAKS - BIFOLDING DOORS TO THE LOUNGE - TWO CAR DRIVEWAY - SOUTH FACING GARDEN - CLOSE TO THE COAST - MUST BE VIEWED

Pattinson Estate Agents welcome to the sales market this modern three bedroom town house situated on Holly Way within the Saxon Vale development in Ellington, Morpeth. Built by Ascent homes in 2020 with a ten years builders warranty and B rating EPC. Located in this highly desirable village which has a handy co-op on site and other local amenities close by. The beautiful north east coastline sits just two miles to the east and the market town of Morpeth sits just 8 miles to the west with a wide range of shops, supermarkets, leisure facilities and travel links.

The house benefits from gas central heating via combi boiler (with annual service history) and Upvc double glazing throughout. A perfect first time buy sold with no upper chain, early viewings are essential to appreciate the accommodation on offer.

Briefly comprising; entrance hallway, integrated kitchen/diner, ground floor cloakroom and lounge with bifolding doors to the rear. To the first floor bedroom two, bedroom three and family bathroom. To the second floor the master bedroom suite with separate dressing room and en-suite shower room. Externally to the side a double length block paved driveway and to the rear an enclosed south facing garden with lawn, patio, six foot perimeter fence and side access gate.

To arrange your viewing, please contact our Ashington Team who will be happy to assist.

Council Tax Band: C

Tenure: Freehold

Price: Offers Over £205,000

Property Type: Semi-detached house

Parking: Driveway

Year built: 2020

Construction materials: Brick and block

Roofing type: Slate tiles

Heating: Gas

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Broadband: FTTC (fibre to the cabinet)

Mobile signal coverage: Good

Entrance Hallway

Via main access door to the front, stairs to the first floor, wood effect flooring, radiator.



Kitchen/Diner

4.05m x 3.06m (13'3" x 10'0")

Full length window to the front. A modern fitted kitchen with a range of white high gloss wall, floor and drawer units with brushed steel handles, dark wood effect roll edge worktops and matching trims. Stainless steel one and a half sink and drainer with mixer tap, integrated gas hob and electric oven with brushed steel splashback and chimney style extractor over, integrated fridge/freezer, plumbing for washing machine, housed gas combi boiler, space for dining table, wood effect flooring, radiator.



Kitchen/Diner Additional



Cloakroom

Floating wash hand basin with chrome mixer tap, wall hung w,c with dual push flush, tiled splashbacks, wood effect flooring, radiator.



Lounge

4.39m x 3.67m (14'4" x 12'0")

Bifolding doors opening into the rear garden with fitted blackout blinds, radiator.



Lounge Additional



First Floor Landing

Full length window to the front with fitted venetian blinds, built in storage cupboard, radiator.



Bedroom Two

4.41m x 2.68m (14'5" x 8'9")

Window to the rear, radiator.



Bedroom Two Additional



Bedroom Three

3.05m x 2.32m (10'0" x 7'7")

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



Bedroom Three Additional



Bathroom

2.32m x 1.65m (7'7" x 5'4")

A modern fitted white suite comprising bath with dual head shower over and glass screen door, floating wash hand basin with chrome mixer tap, wall hung w.c with dual push flush, tall chrome heated towel rail, tiled splashbacks and tiled flooring.



Stairs To The Second Floor

Window to the front with fitted venetian blinds, stairs to the second floor, radiator.



Master Bedroom

4.41m x 3.57m (14'5" x 11'8")

Window to the front with fitted venetian blinds, white balustrade, loft hatch to the ceiling, radiator.



Master Bedroom Additional



Dressing Room

2.13m x 1.86m (6'11" x 6'1")

Velux window to the rear, large built in storage cupboard.



En-Suite

2.25m x 1.77m (7'4" x 5'9")

Velux window to the rear. Walk in double shower cubicle with white tray, dual head chrome rainfall shower and glass screen door, floating wash hand basin with mixer tap, wall hung w.c with dual push flush, chrome heated towel rail, tiled splashbacks and tiled flooring.



Rear Garden



Rear Elevation

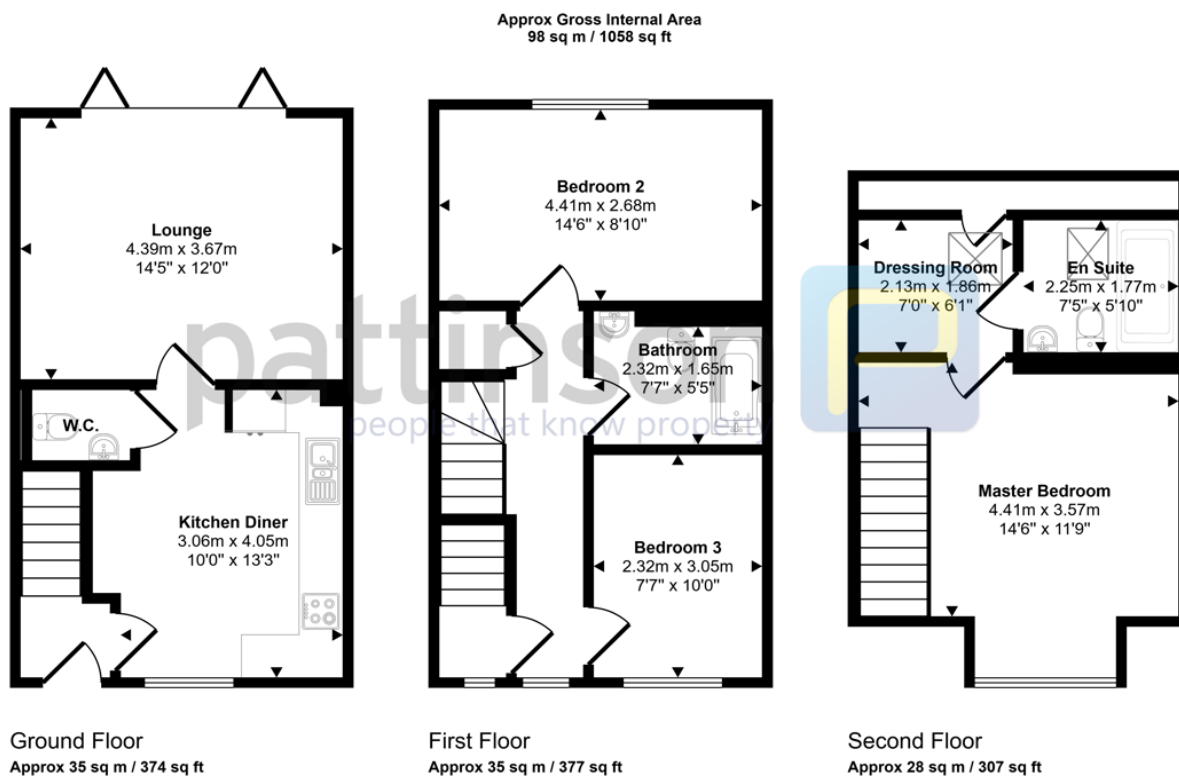


Front Elevation



Driveway





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) A		95
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Holly Way, Ellington, Morpeth, Northumberland, NE61 5DG

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

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