



Sunningdale Road | Ashington | NE63 9TG

£265,000

This is a fantastic family home that is sure to attract strong interest .

The property welcomes you with a stylish entrance hallway leading to a spacious lounge with double doors opening into a modern kitchen/diner, complete with integrated appliances and ample dining space. A useful utility room, downstairs W.C, and a versatile second reception room (converted garage) add to the practicality of the ground floor.

Upstairs, there are four well-proportioned bedrooms, including a principal bedroom with en-suite, along with a contemporary family bathroom.

Externally, the property offers a low-maintenance front garden with a block-paved driveway, while the rear garden features artificial lawn, patio, and decking — ideal for relaxing or entertaining.

A superb, ready-to-move-into home — early viewing is highly recommended.

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A Fantastic Four Bedroom Detached Family Home

Spacious Lounge with Elegant Double Doors to Kitchen/Diner

Versatile Second Reception Room (converted garage)

Contemporary Family Bathroom with Roll-top Bath

Stunning, Move-in Ready

Modern Kitchen/Diner with Integrated Appliances

Principal Bedroom with Stylish En-Suite

Low-Maintenance Gardens with Driveway, Patio & Decking

For any more information regarding the property please contact us today

PROPERTY DESCRIPTION

ENTRANCE: Part glazed Composite door.

ENTRANCE HALLWAY: Stairs to first floor landing, single radiator, panelling to dado rail.

DOWNSTAIRS CLOAKS/W.C: Low level wc, wash hand basin, double glazed window, single radiator, modern flooring.

LOUNGE: 10'11 (3.33) x 15'9 (4.80)
Triple glazed front window, single radiator, television point, double doors to kitchen diner

KITCHEN/DINER: 18'4 (5.59) Xx10'9 (3.28)
Double glazed rear window, double radiator, range of wall, floor and drawer units with coordinating roll edge work surfaces, coordinating sink unit and drainer with mixer tap, built in electric fan assisted double oven, electric hob with extractor fan above, integrated fridge/freezer, dishwasher.

UTILITY ROOM: 6'11 (2.11) x 5'3(1.60)
Fitted units, plumbed for washing machine.

SECOND RECEPTION ROOM: 15'7 (4.75) x 8'6 (2.59)
Double glazed converted garage.

FIRST FLOOR LANDING AREA:
Built in storage cupboard, loft access.

FAMILY BATHROOM: 3-piece white suite comprising: Modern roll top bath, wash hand basin, low level wc, heated towel rail, tiling to walls, extractor fan, tiled flooring, double glazed rear window, feature lighting.

BEDROOM ONE: 13'7 (4.15) max x 13'2 (4.01)
Triple glazed front window, single radiator, built in cupboard.

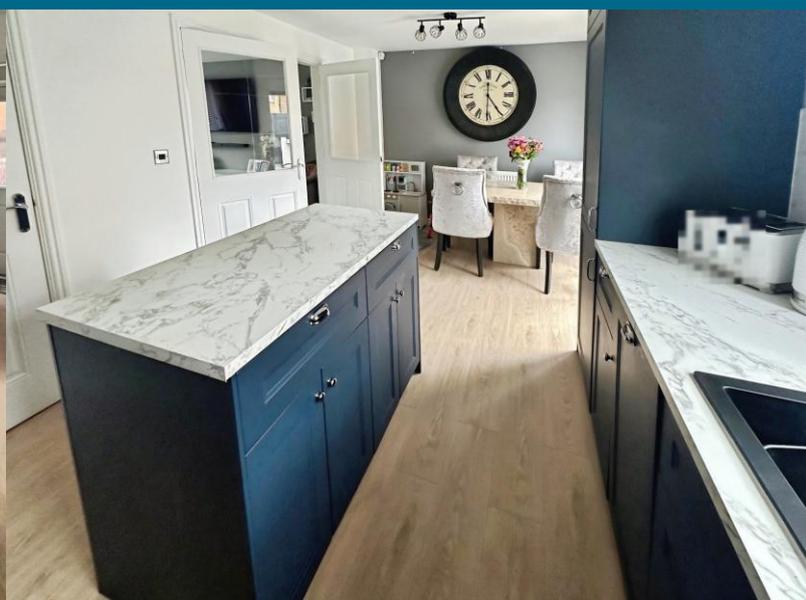
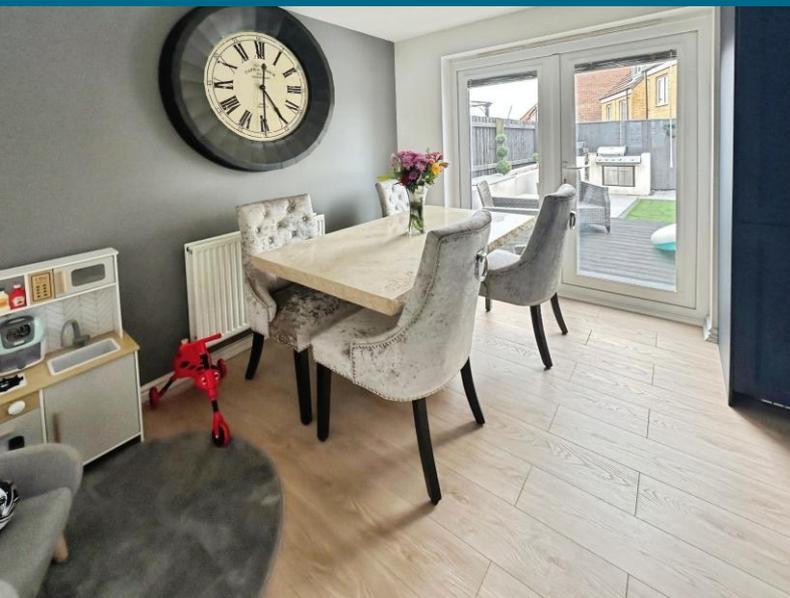
EN-SUITE SHOWER ROOM:
Double glazed side window, low level wc, wash hand basin, extractor fan, shower cubicle with mains shower, tiling to walls and floor, heated towel rail, spotlights.

BEDROOM TWO: 9'4 (2.84) x 11'7 (3.53)
Triple glazed front window, single radiator, fitted wardrobes.

BEDROOM THREE: 7'7 (2.31) x 9'5 (2.87)
Double glazed rear window, single radiator.

BEDROOM FOUR: 8'10 (2.69) x 10'3 (3.12) max
Double glazed rear window, single radiator

EXTERNALLY:
FRONT GARDEN: Artificial grass, block paved driveway.
REAR GARDEN: Artificial grass, low maintenance garden, patio area with decking.



PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains

Broadband: FTTP

Mobile Signal Coverage Blackspot: No

Parking: Garage/Driveway

MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

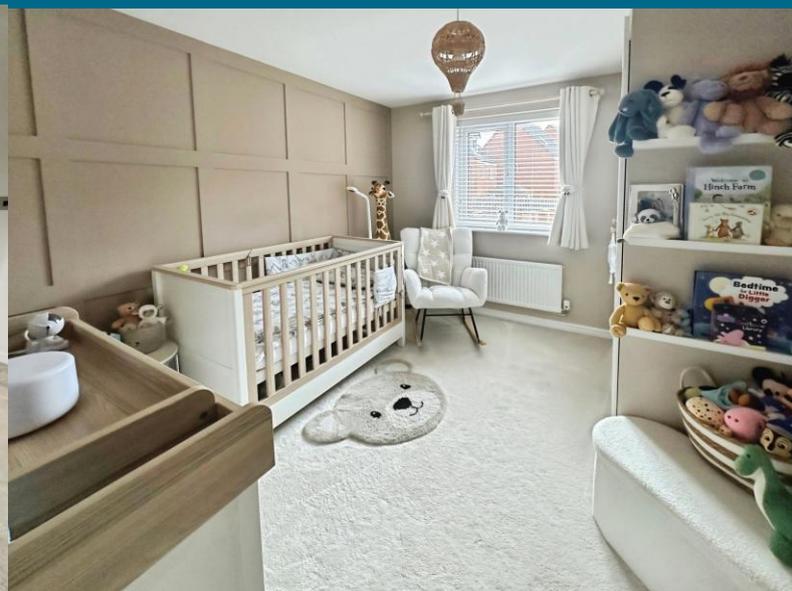
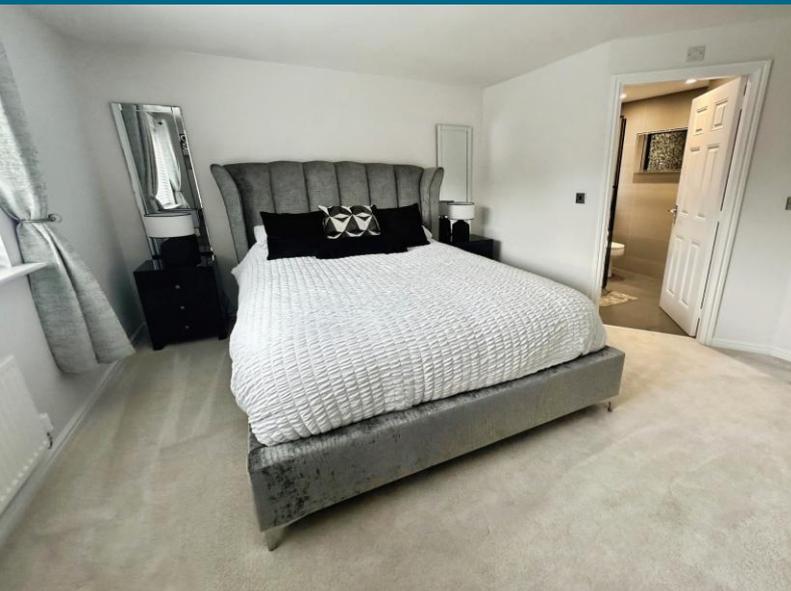
TENURE

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

COUNCIL TAX BAND: D

EPC RATING: tbc

AS00010554 GD/FG 17/03/2026 VERSION ONE



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