



## 2 bed detached bungalow to buy in NE63

Sidlaw Court, Ashington, Ashington,  
Northumberland, NE63 0TF

**£250,000** Offers Over

🏠 x2 🪑 x2 🚗 x2

Tenure

**Freehold**

## Property features

- ✓ FREEHOLD
- ✓ LARGER STYLE DETACHED
- ✓ ORIGINALLY THREE BEDROOM
- ✓ DRIVEWAY AND GARAGE
- ✓ EPC Rating C

Garage parking

Garden

## Key Information

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

## Description

This detached bungalow is located on Sidlaw Court within the popular Wansbeck Manor estate in Ashington. Originally built as a three-bedroom home, it still offers flexible accommodation and could easily be used as such.

The current owners have added a conservatory to the rear, accessed via French doors from one of the bedrooms. This space would now work well as a study, dressing room or snug, depending on your needs.

The property briefly comprises: a central entrance hallway, kitchen, spacious lounge/diner to the front, family bathroom, master bedroom with en-suite shower room, a second bedroom, and a what was originally the third bedroom leading through to the conservatory.

Externally, there is a low-maintenance gravelled garden to the front, with side access. A driveway to the right leads to a single detached garage, providing secure gated off-street parking for multiple vehicles. To the rear, there is a private, enclosed, low-maintenance garden.

Council Tax Band: C

Tenure: Freehold

Price: Offers Over £250,000

Property Type: Detached Bungalow

USPs: Garden

Parking: Garage, Off Street, Driveway, Driveway & Garage , Gated, Private

Year built: 1995

Construction materials: Brick and block

Roofing type: Concrete roof tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Source of flood: Other

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: Yes

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTC (fibre to the cabinet)

Mobile signal coverage: Good

## Front External

low maintenance gravelled garden, tarmac driveway leading to garage secured via double gates and side access to the rear.



## Entrance Hallway

Carpet flooring, radiator cover, textured walls with decorative dado and coving, composite front door with glazed panels, side window for natural light, built-in storage cupboard.



## Kitchen

*2.95m x 2.64m (9'8" x 8'7")*

Sink with drainer and mixer tap, gas hob, built-in oven, extractor hood, space for washing machine and fridge freezer, wall-mounted boiler, tiled splashbacks, Double glazed window.



## Lounge Diner

*6.37m x 4.21m (20'10" x 13'9")*

Carpet flooring, multiple windows with shutters, radiators, feature fireplace with surround and inset fire, ceiling light fittings.



## Dining Area

Open plan to the lounge, providing space for a dining table.



## Bathroom

1.69m x 1.99m (5'6" x 6'6")

Panelled bath with shower over and screen, wash hand basin with vanity unit, WC, tile effect panelled walls, ceiling spotlights, window and extractor fan



## Master Bedroom

2.92m x 3.29m (9'6" x 10'9")

Carpet flooring, window, radiator, fitted wardrobes, access to en-suite, ceiling light fitting.



## En-suite Shower Room

2.28m x 1.49m (7'5" x 4'10")

Walk-in shower with glass screen, wash hand basin, WC, panelled walls, tiled floor, heated towel rail, window, ceiling spotlights and extractor fan.



## Bedroom 2

2.66m x 2.08m (8'8" x 6'9")

Carpet flooring, window to rear elevation, radiator, ceiling light fitting.



## Previous 3rd Bedroom

3.66m x 2.66m (12'0" x 8'8")

Carpet flooring, fitted wardrobes and dressing table, radiator, French doors leading to conservatory, ceiling light fitting.



## Conservatory

3.78m x 2.92m (12'4" x 9'6")

Carpet flooring, UPVC double glazed windows, polycarbonate roof, French doors leading to rear garden, radiator.

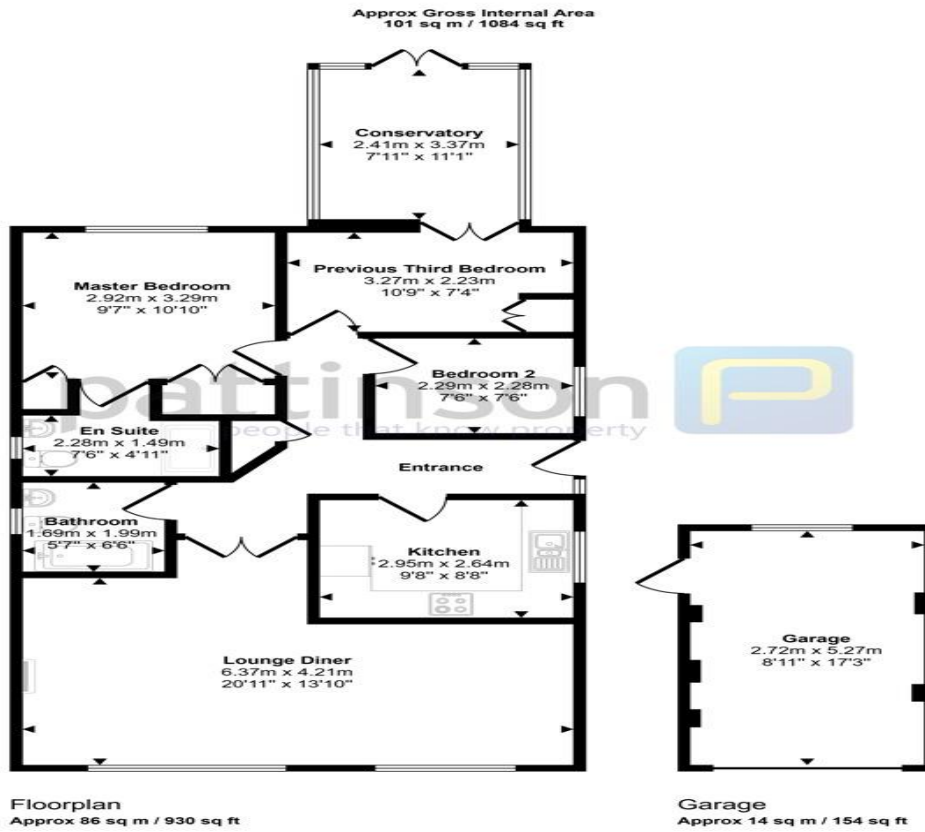


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## Rear external

Artificial lawn area with raised decking, paved patio seating areas, fenced boundaries providing privacy, access to detached garage, side access gate.





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 |
| <i>Very energy efficient - lower running costs</i> |                            |           |
| (92-100) <b>A</b>                                  |                            |           |
| (81-91) <b>B</b>                                   |                            |           |
| (69-80) <b>C</b>                                   | 73                         | 80        |
| (55-68) <b>D</b>                                   |                            |           |
| (39-54) <b>E</b>                                   |                            |           |
| (21-38) <b>F</b>                                   |                            |           |
| (1-20) <b>G</b>                                    |                            |           |
| <i>Not energy efficient - higher running costs</i> |                            |           |
| <b>England, Scotland &amp; Wales</b>               | EU Directive<br>2002/91/EC |           |

Sidlaw Court, Ashington, Ashington, Northumberland, NE63 0TF

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