



### 3 bed detached bungalow to buy in NE63

Campion Way, Ashington,  
Northumberland, NE63 8JG

**£250,000** Offers Over

🏠 x3 🛏 x1 🚗 x1

Tenure  
**Freehold**

Driveway & Garage parking

### Property features

- ✓ Detached Bungalow
- ✓ Three Bedrooms, Master En-Suite
- ✓ Breakfasting Kitchen
- ✓ Dressing Room
- ✓ EPC Rating C

## Key Information

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

## Description

\*\*\*DETACHED BUNGALOW - THREE BEDROOMS - MASTER EN-SUITE - DRESSING ROOM - MODERN FOUR PIECE BATHROOM - SPACIOUS LOUNGE/DINER - GARDENS FRONT & REAR - GARAGE - TWO CAR DRIVEWAY - SOUGHT AFTER LOCATION - MUST BE VIEWED\*\*\*

Pattinson Estate Agents offer for sale this lovely detached bungalow situated on Champion Way in Ashington, Northumberland. A popular location ideally situated for access to local shops, amenities and travel links including the new train station which links directly into Newcastle city centre. This deceptively spacious property has been owned by the current owners from new and has been very well maintained. Warmed via gas central heating (combi boiler) and with Upvc double glazing throughout. Early viewings are essential to appreciate the accomodation on offer.

Briefly comprising; entrance porch, front hallway, breakfasting kitchen, lounge/diner, inner hallway, master bedroom with en-suite shower room, bedroom two with dressing room, a third bedroom and four piece bathroom. Externally to the front open plan lawned gardens with mature planted borders, single detached garage and two car driveway. To the rear a private enclosed garden with lawn, patio area and mature planted borders.

To arrange your viewing, please contact our Ashington Team.

Council Tax Band: C

Tenure: Freehold

Price: Offers Over £250,000

Property Type: Detached Bungalow

Parking: Driveway & Garage

Year built: 1989

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 Porch

Via main access door to the front with frosted glass and side window, window to the side with fitted vertical blinds, tiled flooring.



## Inner Hallway

Built in cloak cupboard, vinyl flooring, radiator.

## Kitchen

*3.64m x 2.92m (11'11" x 9'6")*

Bay window to the front and additional window to the side, both with fitted vertical blinds. Fitted with a wide range of wood effect wall, floor and drawer units with brushed steel handles, black roll edge worktops and mosaic tiled splashbacks. Stainless steel sink and drainer with mixer tap, integrated electric oven with gas hob and brushed steel chimney style extractor over, integrated dishwasher, plumbing for washing machine, underbench fridge, housed Baxi gas combi boiler, space for dining table, vinyl flooring, spotlights to ceiling, radiator.



## Kitchen Additional



## Lounge

*5.20m x 4.74m (17'0" x 15'6")*

Window to the front with fitted folding blind. Feature fireplace and hearth with electric fire, TV point, wood effect flooring, two radiators.

## Lounge Additional

## Master Bedroom

*3.35m x 3.08m (10'11" x 10'1")*

Window to the rear. Fitted double mirrored sliding door wardrobe, radiator.

## Master Bedroom Additional

## En-Suite

2.46m x 1.62m (8'0" x 5'3")

Frosted window to the side with fitted rollerblind. Walk in double shower cubicle with white tray, chrome fittings and glass screen door, floating wash hand basin with chrome mixer tap, push flush w.c, heated towel rail, built in vanity storage cupboard, wall mounted LED mirror, fully tiled walls and flooring, spotlights to ceiling.



## En-Suite Additional



## Bedroom Two

3.48m x 2.71m (11'5" x 8'10")

Window to the rear with fitted rollerblind, access door into the rear garden, wood effect flooring, radiator. Open aspect into the dressing room.



## Bedroom Two Additional



## Dressing Room

2.62m x 1.96m (8'7" x 6'5")

Full length triple fitted wardrobes with three mirrored doors, wood effect flooring, loft access hatch to the ceiling.



## Dressing Room Additional



## Bedroom Three

3.52m x 2.51m (11'6" x 8'2")

Window to the rear, radiator.



## Bathroom

2.91m x 2.34m (9'6" x 7'8")

Frosted window to the side with fitted wooden shutter blinds. Walk in shower cubicle with white tray, chrome fittings and glass screen door, freestanding white oval bath with chrome mixer shower tap, pedestal wash hand basin with chrome mixer tap, push flush w.c, chrome heated towel rail, built in storage cupboard, fully tiled walls and flooring, spotlights to ceiling.



## Bathroom Additional



## Garage & Driveway



## Rear Garden



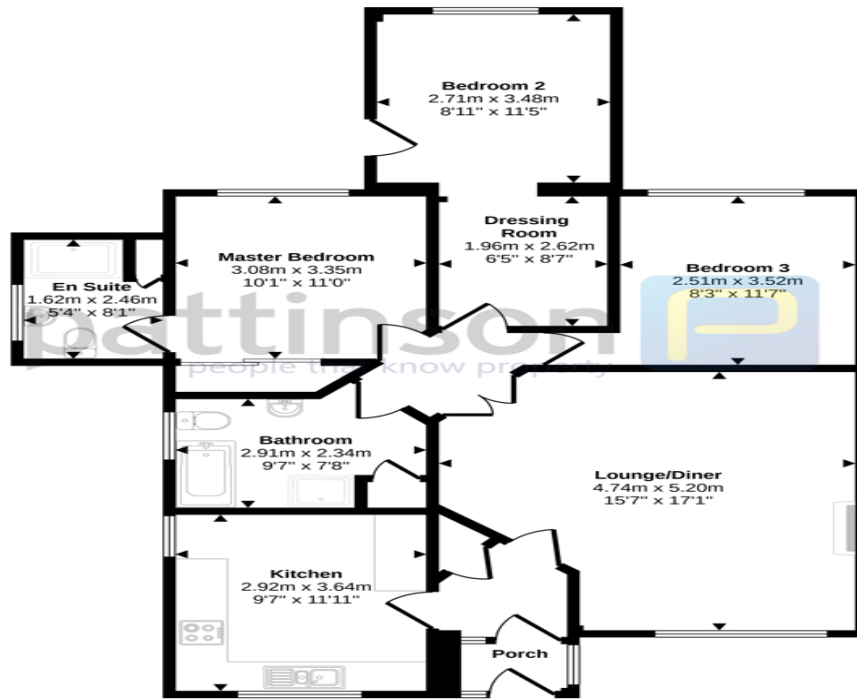
## Rear Elevation



## Front Garden



Approx Gross Internal Area  
91 sq m / 977 sq ft



Floorplan

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>			
(69-80) <b>C</b>		72	76
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

Campion Way, Ashington, Northumberland, NE63 8JG

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

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