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Exceeding Expectations



FOR SALE

Harrington Way

ASHINGTON, NE63 9JN

OFFERS OVER

£225,000

4 BEDROOMS · 2 BATHROOMS · 2 RECEPTIONS

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THE PROPERTY

Harrington Way

OFFERS OVER £225,000 · FREEHOLD

Signature North East are delighted to welcome to the market this four-bedroom, three-storey end-terraced townhouse, ideally positioned within the popular Seaton Vale development. The property is perfectly placed with Ashington Railway Station just a short distance away and excellent access to the A189 Spine Road, providing convenient travel throughout the wider North East. Local convenience shopping is on the doorstep, with larger supermarkets close by, while Wansbeck Riverside Country Park and the stunning Northumberland coastline are also easily accessible.

The property opens into a porch, leading through to a superb open-plan kitchen and snug area positioned at the front of the home. This spacious area benefits from dual-aspect windows and French doors opening directly onto the rear garden, creating a bright and sociable space. An L-shaped kitchen peninsula provides a raised seating area alongside a separate dining space, while the modern kitchen is fitted with high-gloss white wall and base units. The kitchen includes integrated NEFF appliances, under counter drinks fridge, dishwasher and washer-dryer. A convenient downstairs WC completes this floor.

To the first floor is a generous living room, dedicated study area and large double bedroom. The living room enjoys dual windows overlooking the rear garden, while the double bedroom benefits from its own Juliet balcony.

The second floor provides two further double bedrooms and a single bedroom, with the principal bedroom benefiting from an en-suite shower room. A well-appointed family bathroom completes the upper floor, fitted with a bath and overhead shower, hand basin and WC.





KEY FEATURES

- Four-bedroom, three-storey end-terraced townhouse in the popular Seaton Vale development
- Excellent location close to Ashington Railway Station, A189 Spine Road & local amenities
- Open-plan kitchen, dining & snug area with dual-aspect windows & French doors to the garden
- Living room, study area & double bedroom with Juliet balcony to the first floor
- Further 3 bedrooms on the second floor, with principle bedroom having an en suite
- Low-maintenance rear garden with patio areas, allocated parking & additional on-road parking

- Council Tax Band D
- EPC Rating C









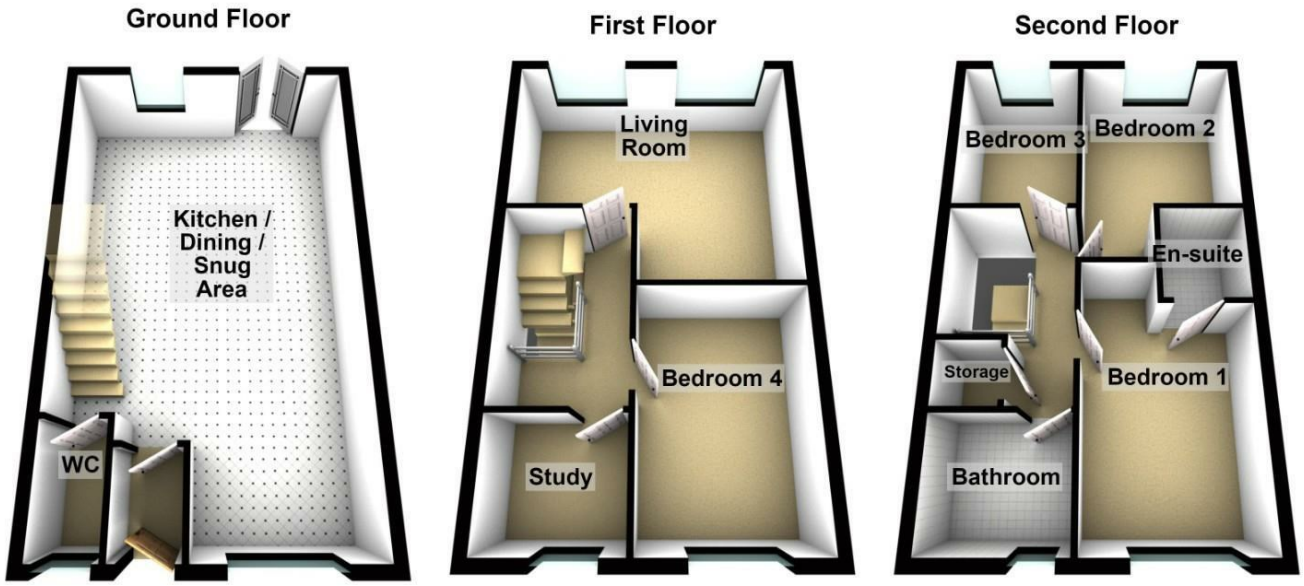


ACCOMMODATION

Room Dimensions

Kitchen / Dining / Snug Area	8.3 x 4.9 (27'2" x 16'0")	Bedroom Three	3 x 2.2 (9'10" x 7'2")
Living Room	4.3 x 4.9 (14'1" x 16'0")	Bedroom Four	3.9 x 2.7 (12'9" x 8'10")
Bedroom One	2.7 x 3.6 (8'10" x 11'9")	Study	1.9 x 2.1 (6'2" x 6'10")
Bedroom Two	2.9 x 2.7 (9'6" x 8'10")	Bathroom	1.9 x 2 (6'2" x 6'6")

FLOOR PLAN



Total area: approx. 122.3 sq. metres (1316.7 sq. feet)

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