

# BRUNTON

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## RESIDENTIAL



**EAGLE CLOSE, WINDMILL PARK, ASHINGTON**

**£169,950**



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### THREE BEDROOMS - MODERN DETACHED HOUSE - NO UPPER CHAIN

This modern three bedroom detached family home close to the Wansbeck hospital and with excellent transport links. The property briefly comprises of a hallway, cloakroom, living room, a kitchen diner with integrated appliances to the ground floor. To the first floor there are three good sized bedrooms, the master with ensuite and a family bathroom. To the front of the property you will find a block paved driveway while to the rear there is a low maintenance garden a garage and off street parking for two cars.

This modern build, detached home has a generously sized enclosed rear garden with parking and garage. Located in close proximity to Wansbeck Hospital and offering excellent road links to the coast line, this is an ideal purchase for first time buyers or smaller families.



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This modern build, detached home has a generously sized enclosed rear garden with parking and garage. Located in close proximity to Wansbeck Hospital and offering excellent road links to the coast line, this is an ideal purchase for first time buyers or smaller families. The internal accommodation comprises: an entrance vestibule leading into a lounge with a front aspect window, Straight ahead is a generous open-plan kitchen/dining room, with door opening out to the rear garden. The kitchen is modern and well-equipped with integral appliances, complemented by ample floor and wall units providing excellent storage and work surface space.

The first-floor landing gives access to three well-proportioned bedrooms, with the master bedroom benefiting from an en-suite shower room. A family bathroom serves the remaining rooms, partially tiled walls, a WC, washbasin, and bath with overhead shower.

Externally, to the front, the property benefits from a driveway leading to a single garage. To the rear is an enclosed garden, bordered by timber fencing and laid to lawn offering low-maintenance outdoor space.





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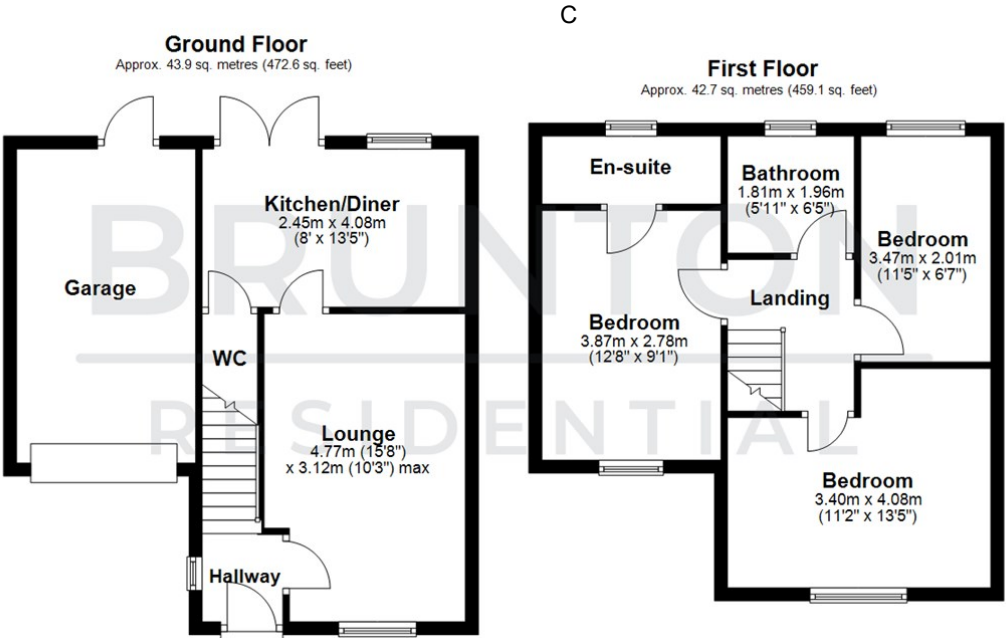
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TENURE : Freehold

LOCAL AUTHORITY : NCC

COUNCIL TAX BAND : C

EPC RATING : B



All measurements are approximate and are for illustration only.  
Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	83	
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC		
England & Wales		