



## Coneygarth Place

### Ashington

Fantastic three bedroom semi detached house close to the Wansbeck hospital and with excellent transport links. The property briefly comprises of an entrance hallway, cloakroom, living room, dining room and fitted kitchen on the ground floor while to the first floor you will find three bedrooms , the master with ensuite and a family shower room. Externally there is a small well stocked garden and driveway to the front and a beautiful rear garden with a number of established plants including a lovely raspberry plant! No onward chain

Offers in Excess of: **£154,000**

01670 850 850  
2 Laburnum Tce, Ashington, NE63 0XX

ROOK  
MATTHEWS  
SAYER

[www.rookmatthewssayer.co.uk](http://www.rookmatthewssayer.co.uk)  
[ashington@rmsestateagents.co.uk](mailto:ashington@rmsestateagents.co.uk)



# Coneygarth Place Ashington

## PROPERTY DESCRIPTION

### ENTRANCE

Glazed composite entrance door.

### ENTRANCE HALLWAY

Stairs to first floor landing, laminate flooring, single radiator.

### CLOAKS/WC

Low level WC, wash hand basin on WC, tiled flooring, double glazed window, part tiling to walls, single radiator.

### LOUNGE 12'6 (3.81) x 14'8 (4.47)

Double glazed window to front, double radiator, television point.

### DINING ROOM 8'1 (2.46) x 10'6 (3.20)

Double glazed patio doors to rear, single radiator.

### KITCHEN 10'5 (3.18) x 7'4 (2.24)

Double glazed window to rear, single radiator, range of wall, floor and drawer units with co ordinating roll edge work surfaces, stainless steel sink unit and drainer with mixer tap, tiled splash backs, built in electric fan assisted oven, gas hob with extractor fan above, plumbed for washing machine, vinyl flooring.

### BEDROOM ONE 10'2 (3.10) x 9'10 (2.99)

Double glazed window to rear, single radiator, fitted wardrobes.

### EN SUITE

Low level WC, wash hand basin (set in vanity unit), mains shower cubicle, tiling to walls, heated towel rail, tiling to floor.

### BEDROOM TWO 7'8 (2.33) x 10'1 (3.07)

Double glazed juliette balcony to front, single radiator, laminate flooring.





**BEDROOM THREE 7'6 (2.29) x 6'10 (2.08)**

Double glazed window to front, single radiator, built in cupboard, laminate flooring.

**BATHROOM/WC**

3 piece suite comprising: shower cubicle, low level WC, pedestal wash hand basin, double glazed window to rear, heated towel rail, tiling to walls, tiled flooring.

**LOFT**

Boarded and insulated.

**FRONT GARDEN**

Bushes and shrubs, driveway, EV charging point.

**REAR GARDEN**

Laid mainly to lawn, decking, flower beds, bushes and shrubs, screen fencing.

**PRIMARY SERVICES SUPPLY**

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: Fibre to premises

Mobile Signal Coverage Blackspot: No

Parking: Driveway

**AGENTS NOTE**

The Vendor has informed us there is a residential management charge of approximately £100 per annum. Should you decide to proceed with the purchase of this property, this should be verified by your Legal Adviser.

**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: B**

**EPC RATING: TBC**

AS00009218.GD.LD.21/07/2025.V.3







**Important Note:** Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.

**Money Laundering Regulations** – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

**16 Branches across the North-East**

