



Seventh Avenue | Ashington | NE63 0QE

£80,000

Well presented two bedroom terrace house in Ashington close to local shops and with excellent transport links. The property briefly comprises of a living room, dining room, kitchen and modern bathroom on the ground floor and two bedrooms to the first floor. Externally you will find a small front garden and a rear yard with access via an electric roller shutter. No onward chain

ROOK
MATTHEWS
SAYER



2



1



1

2 Bedrooms

Modern Ground Floor Bathroom

Mid Terraced House

Off Street Parking

Fitted Kitchen

No Chain

For any more information regarding the property please contact us today

PROPERTY DESCRIPTION:

ENTRANCE HALLWAY: UPVC entrance door, storage cupboard.

LOUNGE 12'7 (3.84) into alcove x 15'8 (4.78)
Double glazed window to front, double radiator, fire surround, stairs to first floor, archway to dining room.

DINING ROOM 15'11 (4.85) x 8'5 (2.57)
Double glazed window to rear, double radiator, built in units.

KITCHEN 5'4 (1.62) x 17'4 (5.28)
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, space for cooker, space for fridge/freezer, plumbed for washing machine/dishwasher, spotlights, double glazed door to rear.

FIRST FLOOR LANDING
Double glazed window to front, loft access.

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Double glazed window to front, loft access.

BEDROOM ONE 9'9 (2.97) max x 9'7 (2.92)
Double glazed window to front, double radiator, laminate flooring.

BEDROOM TWO 12'9 (3.89) x 6'3 (1.91) max
Double glazed window to rear, double radiator, built in cupboard

FRONT GARDEN
Low maintenance garden

YARD TO REAR
Roller shutter, car access.

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PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband:

Mobile Signal Coverage Blackspot: No

Parking: Parking to rear yard

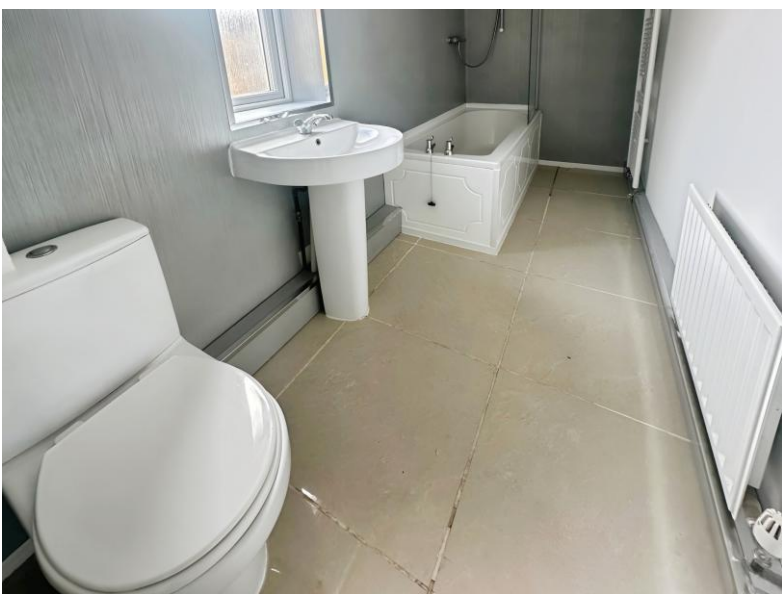
TENURE

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: A

EPC RATING: D

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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



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.

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