



## Titchfield Terrace | Ashington | NE63 0JP

Very well presented two bedroom terraced house in central Ashington close to local amenities and with excellent transport links. The property briefly comprises of a spacious, tastefully decorated living room with a large bay window, a fitted kitchen and bathroom on the ground floor while to the first floor you will find two double bedrooms. Externally there is a lovely front garden laid mainly to lawn and a rear block paved yard with parking.

# £100,000

ROOK  
MATTHEWS  
SAYER



2



1



1

**Two Bedrooms**

**Central Location**

**Mid Terraced House**

**Tastefully Decorated**

**Ground Floor Bathroom**

**Off Street Parking**

For any more information regarding the property please contact us today

## PROPERTY DESCRIPTION:

### ENTRANCE HALLWAY

Double glazed entrance door, stairs to first floor landing

### LOUNGE 14'7 (4.45) into alcove x 20'5 (6.22)

Double glazed bay window to front, 2 single radiators, electric fire, television point, coving to ceiling.

### KITCHEN/DINING ROOM 10'3 (3.12) x 7'5 (2.26)

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, electric hob with extractor fan above, space for fridge/freezer, plumbed for washing machine, vinyl flooring.

### BATHROOM/WC ground floor

3 piece suite comprising: electric shower over panelled bath, wash hand basin (set in vanity unit), low level WC, double glazed window to rear, single radiator, part tiling to walls, vinyl flooring.

### FIRST FLOOR LANDING

Double glazed window to rear, loft access.

### BEDROOM ONE 9'3 (2.82) x 16'3 (4.95)

Double glazed window to front, single radiator, coving to ceiling.

### BEDROOM TWO 8'8 (2.64) x 9'9 (2.97)

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

### FRONT GARDEN

Laid mainly to lawn, bushes and shrubs, flower borders, patio.

### YARD TO REAR

Block paved, shed, vehicle access.

01670850850

ashington@rmsestateagents.co.uk

ROOK  
MATTHEWS  
SAYER



#### PRIMARY SERVICES SUPPLY

Electricity: Mains  
Water: Mains  
Sewerage: Mains  
Heating: Gas  
Broadband: Other  
Mobile Signal Coverage Blackspot: No  
Parking: On street

#### MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property.

#### 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: E

AS00010307.GD.FG 12.08.2025 VERSION 1





Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D		
39-54	E	51 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.