



Woodhorn Road | Ashington | NE63 9EN

Offers over £105,000

A charming three-bedroom terraced house, as you walk through the front door, you are welcomed into a bright and inviting lounge. An archway draws your eye through to the dining room, creating a sense of flow.

You will find a convenient ground-floor bathroom, thoughtfully positioned for practicality. The kitchen is fully equipped.

Upstairs, three comfortable bedrooms await.

The house benefits from double glazing and central heating.

Outside you will discover across the lane a lawned garden with a garage offering extra storage or secure parking, with plenty of on-street parking available.

Tucked away, a good location with easy access to local shops, schools, local hospital and transport links.

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Three bedroomed terraced house in Ashington

Gas central heating

Double glazing

Fitted kitchen

Garden and garage

Freehold

EPC: D

Council Tax Band :A

For any more information regarding the property please contact us today

ENTRANCE: UPVC Front door

ENTRANCE HALLWAY: Stairs to first floor landing, single radiator

LOUNGE: 13'7 (4.15) X 11'11 (3.63)

Bay double glazed front window, single radiator, television point, coving to ceiling

Archway to Dining room

DINING ROOM: Double glazed rear window, single radiator.

KITCHEN: 17'3 (5.26) X 7'7 (2.31)

Double glazed rear window, range of wall, floor and drawer units with coordinating 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, tiling to floor, spotlights

FIRST FLOOR LANDING: Double glazed rear window, lot access

BEDROOM ONE: 10'8 (3.25) X 11'11 (3.63)
Double glazed front window, single radiator

BEDROOM TWO: 9'11 (3.02) X 12'5 (3.78)
Double glazed rear window, single radiator

BEDROOM THREE: 11'9 (3.58) X 6'1 (1.85)
Double glazed front window, single radiator

BATHROOM: GROUND FLOOR : 3 Piece white suite comprising :

Corner panelled bath, shower over mains, wash hand basin, low level wc, double glazed rear window, single radiator, cladding to walls and ceiling .

REAR GARDEN-ACROSS THE LANE
Laid mainly to lawn, patio area

GARAGE: Single detached up and over door garage

Private yard to rear

T: 01670 850 850

Ashington@rmsestateagents.co.uk

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PRIMARY SERVICES SUPPLY

Electricity: "Mains/Other (Please State)"
Water: "Mains/Other (Please State)"
Sewerage: "Mains/Other (Please State)"
Heating: "Mains/Other (Please State)"
Broadband: "Cable/FTTC/FTTP/
Mobile Signal Coverage Blackspot: No
Parking: Garage/Driveway

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, if any. The North East region is famous for its rich mining heritage. We have been advised that the property is known to be at risk from mining activities in the locality, therefore please speak with your conveyancer for further information.

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

GD/FG AS00010355 BROCHURE VERSION 3



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10/25, 12:17 PM Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	57 D	71 C
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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