



Montgomerie Court | Ashington | NE63 9JU

£210,000

This well-presented three-bedroom detached home offers comfortable and versatile accommodation ideal for modern family living. The ground floor features a welcoming lounge, a contemporary kitchen/diner with integrated appliances and patio doors opening into a bright conservatory, along with a convenient downstairs cloakroom/WC. Upstairs, the property boasts three well-proportioned bedrooms, including a principal bedroom with fitted wardrobes and en-suite shower room, complemented by a modern four-piece family bathroom. Externally, the home benefits from a double driveway, an integrated single garage with power and lighting, and a low-maintenance rear garden with artificial lawn, patio area, raised flower beds, and screen fencing—perfect for outdoor relaxation and entertaining.

RMS | Rook
Matthews
Sayer



3



1



2

A well-presented three-bedroom detached home

Welcoming lounge

Contemporary kitchen/diner with integrated appliances

Patio doors opening into a bright conservatory

Convenient downstairs cloakroom/WC

Principal bedroom with fitted wardrobes and en-suite

Integrated single garage with power and lighting

Low-maintenance rear garden with artificial lawn, patio area, raised flower beds

For any more information regarding the property please contact us today

PROPERTY DESCRIPTION:

ENTRANCE PORCH: Part glazed composite front door

DOWNSTAIRS CLOAKS/W.C.: Low level wc, wash hand basin, modern flooring, spotlights, heated towel rail.

LOUNGE: 10'1 (3.07) x 16'3 (4.95)
Double glazed front window, single radiator, television point, coving to ceiling.

KITCHEN/DINER:
Double glazed rear window, single radiator, range of wall, floor and drawer units with coordinating roll edge work surfaces, coordinating sink unit and drainer with mixer taps, tiled splash backs, built in electric fan assisted oven, gas hob with extractor fan above, space for fridge freezer, integrated washing machine, modern flooring, coving to ceiling, spotlights, double glazed patio doors to:

CONSERVATORY: 9'10 (2.99) x 10'9 (3.28)
Dwarf wall, double glazed windows, modern flooring.

FIRST FLOOR LANDING AREA: Built in storage cupboard

FAMILY BATHROOM: 10'4 (3.15) x 5'1 (1.55)
4 Piece white suite comprising:
Panelled bath, wash hand basin, shower cubicle, low level wc, spotlights, double glazed front window, heated towel rail, modern flooring, extractor fan, tile effect cladding.

BEDROOM ONE: 9'1 (2.77) x 11'0 (3.35) to front of robes
Double glazed front window, single radiator, fitted wardrobes, coving to ceiling

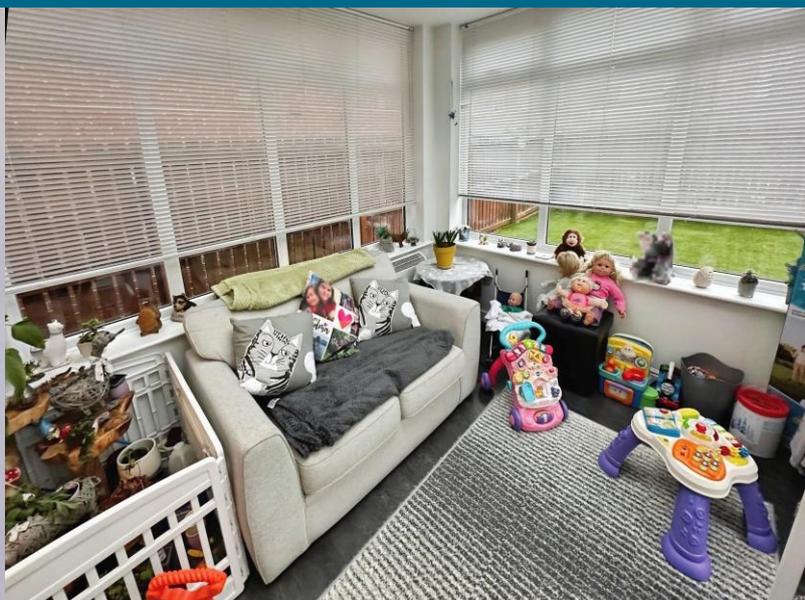
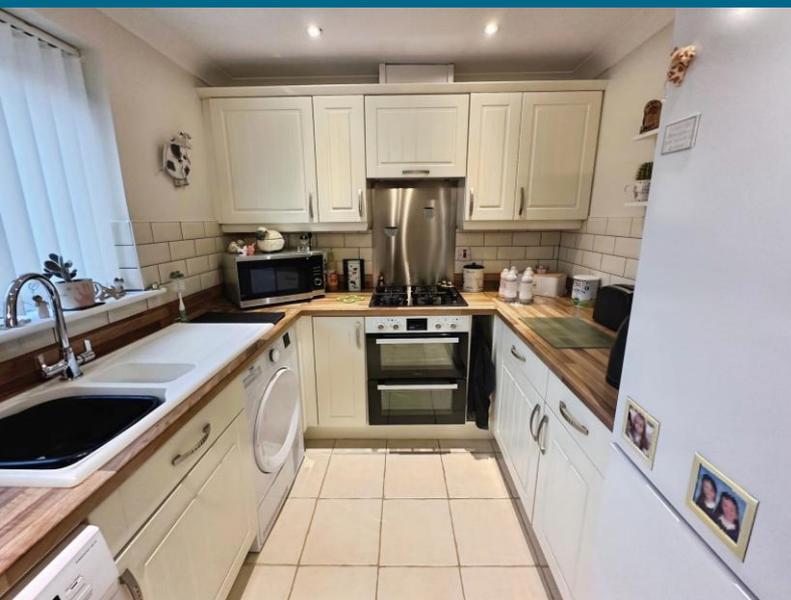
EN-SUITE SHOWER ROOM: Double glazed front window, low level wc, wash hand basin, shower cubicle with mains shower, part tiling to walls, heated towel rail, spotlights, modern flooring.

BEDROOM TWO: 9'1 (2.77) x 11'1 (3.38)
Double glazed rear window, single radiator, access to loft, coving to ceiling.

BEDROOM THREE: 7'4 (2.24) x 9'5 (2.87)
Double glazed rear window, single radiator

EXTERNALLY:

FRONT GARDEN: Double driveway
REAR GARDEN: Artificial lawn, low maintenance, patio area, screen fencing, water tap, raised flower beds.
GARAGE: Single integrated attached garage with up and over door, power and lighting.



PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains

Broadband: TBC

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.

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: C

EPC RATING: C



T: 01670 850 850

Ashington@rmsestateagents.co.uk

RMS | Rook
Matthews
Sayer



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	77 C	
55-68	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 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.

