



Pont Street | Ashington | NE63 0PZ

OIEO £70,000

Three-bedroom terraced house in central Ashington close to local shops and schools. The property briefly comprises of an entrance lobby, living room, dining room and kitchen downstairs while upstairs you will find three well-proportioned bedrooms and a modern shower room. Externally there is a front garden and a small rear yard.

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Three Bedroom Terraced House in Central Ashington

Two Reception Rooms

Gas Central Heating

Upstairs Shower Room

Front Garden

Double Glazing

For any more information regarding the property please contact us today

PROPERTY DESCRIPTION:

ENTRANCE HALLWAY: Composite front door with a small lobby

LOUNGE: 18'2 (5.53) into alcove x 13'11 (4.24)
Double glazed front window, double radiator, fire surround, coving to ceiling.

DINING ROOM: 13'6 (4.12) x 14'7 (4.45) into alcove
Double glazed rear window, double radiator, walk in cupboard, coving to ceiling.

KITCHEN: 6'0 (1.83) x 5'10 (1.79)
Double glazed rear window, range of wall, floor and drawer units with coordinating roll edge work surfaces, stainless steel sink unit and drainer with pillar taps, space for cooker, plumbed for washing machine.

FIRST FLOOR LANDING AREA:

FAMILY BATHROOM: 6'3 (1.91) x 9'5 (2.87)
3 piece white suite comprising: large shower cubicle, mains shower, wash hand basin, low level wc, spotlights, double glazed rear window, heated towel rail, modern flooring, cladding to walls, extractor fan.

BEDROOM ONE: 10'0 (3.05) into alcove x 13'9 (4.19)
Double glazed front window, single radiator.

BEDROOM TWO: 11'10 (3.61) into alcove x 13'9 (4.19)
Double glazed rear window, single radiator, modern flooring.

BEDROOM THREE: 7'10 (2.39) x 10'5 (3.18)
Double glazed front window, single radiator, modern flooring.

EXTERNALLY:

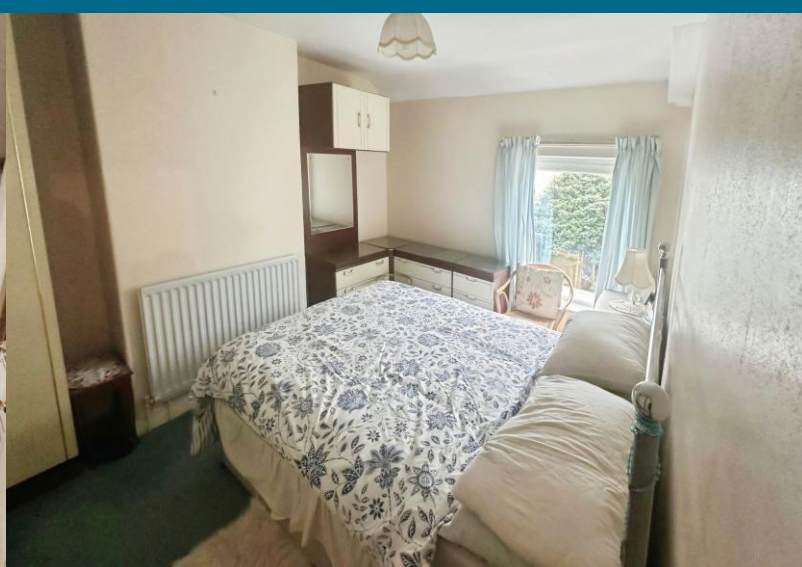
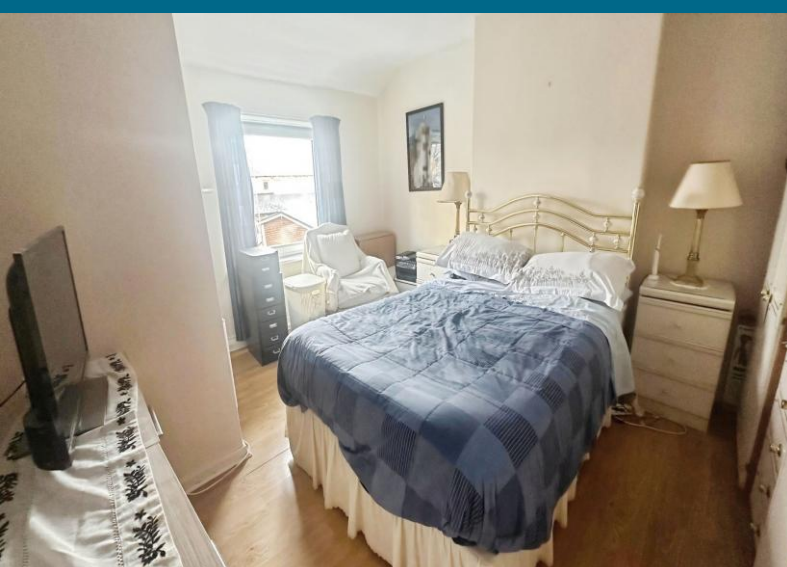
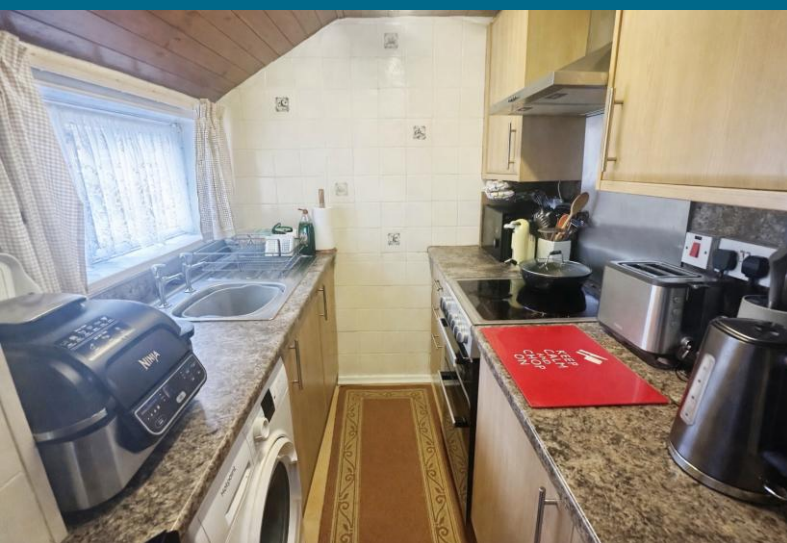
FRONT GARDEN: Low maintenance garden with fencing.

REAR YARD: Private rear yard.

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PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains

Broadband: Fibre to Premises

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, 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: A

EPC RATING: C

AS00010465 GD/FG VERSION ONE 13/02/2026

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	75 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.

