



Rochester Close | Ashington | NE63 9RP

Auction Guide Price £79,000

Located in a popular residential area is this three-bedroom mid terrace house which is offered for sale with no chain involved. The property has been REALISTICALLY PRICED for a fast sale and benefits include doubled glazed windows, modern kitchen fittings and a garage. Property briefly comprises: - Entrance Hall, cloak/wc, living room/dining room and kitchen to the ground floor. To the first floor there are three bedrooms and a bathroom. Externally there is a yard to the rear leading to a garage.

EPC rating: C
Council Tax Band: A
Tenure: Freehold

For Sale By Auction www.agentspropertyauction.com LIVE ONLINE AUCTION 26th February 2026 OPTION 1

Each auction property is offered at a guide price and is also subject to a reserve price. The guide price is the level where the bidding will commence. The reserve price is the seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price, which may be up to 10% higher than the guide price, is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and including the day of the auction. The successful buyer pays a £2000+VAT Auction Administration Fee.

Joint Agents: The Agents Property Auction Ltd.

Terms and conditions apply see website www.agentspropertyauction.com

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For any more information regarding the property please contact us today

Entrance Hall

Part glazed upvc entrance door, dado rail, radiator and stairs leading to first floor.

Cloak/Wc

Low level wc, wash hand basin and double glazed window to front elevation.

Living Room/Dining Room

7.92m x 3.35m

Double glazed window to front elevation, two radiators and double glazed patio doors to rear.

Kitchen

2.74m x 2.44m

Range of wall and floor units with laminate worktop surfaces, built in electric oven and hob, sink unit and drainer, tiled splashbacks, built in pantry, radiator, double glazed window to rear and part glazed door to rear.

First Floor Landing

Two built in cupboards (one housing central heating boiler) and built in understairs cupboard.

Bathroom

Three piece suite comprising low level wc, pedestal wash hand basin, bath with electric shower over, double glazed window to rear elevation, radiator and panelled walls.

Bedroom One

3.66m x 2.74m

Double glazed window to front elevation and radiator.

Bedroom Two

Double glazed window to rear elevation and radiator

Bedroom Three

2.44m x 2.13m

Double glazed window to front elevation and radiator.

Garage

6.10m x 3.30m

Up and over garage door, double glazed window, electric light and access door to rear yard.

Externally

Yard to rear with access to garage.

T: 01670 850 850

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PRIMARY SERVICES SUPPLY

Electricity: tbc
Water: tbc
Sewerage: tbc
Heating: tbc
Broadband: tbc
Mobile Signal Coverage Blackspot: tbc
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: A

EPC RATING: C

AS00010494 FG/GD VERSION TWO 16/02/2026

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Disclaimer 1

None of the services have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchanging contracts. The details are provided in good faith, are set out as a general guide only and do not constitute any part of a contract. No member of staff has any authority to make or give representation or warranty in relation to this property.

For sale by auction see www.agentspropertyauction.com

Disclaimer 2

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Disclaimer 3

A copy of the title is available upon request, we recommend all potential buyers take legal advice, satisfy their requirements on all matters and have finance in place prior to purchase.

Details awaiting vendors approval.

Disclaimer 4

We are advised by the seller that the property has mains provided gas, electricity, water (medium risk of surface water flooding and from 2040-2060 high risk of surface water flooding) and sewerage.

The energy performance certificate attached advises the property is brick built and provides further details regarding the property's construction.

Ofcom website states the average broadband download speed of 6Mbps and the fastest package of 2000Mbps at this postcode: NE623 9RP and mobile coverage is provided by EE (good), Three (good), O2 (good outdoor and variable indoor) and Vodafone (good)

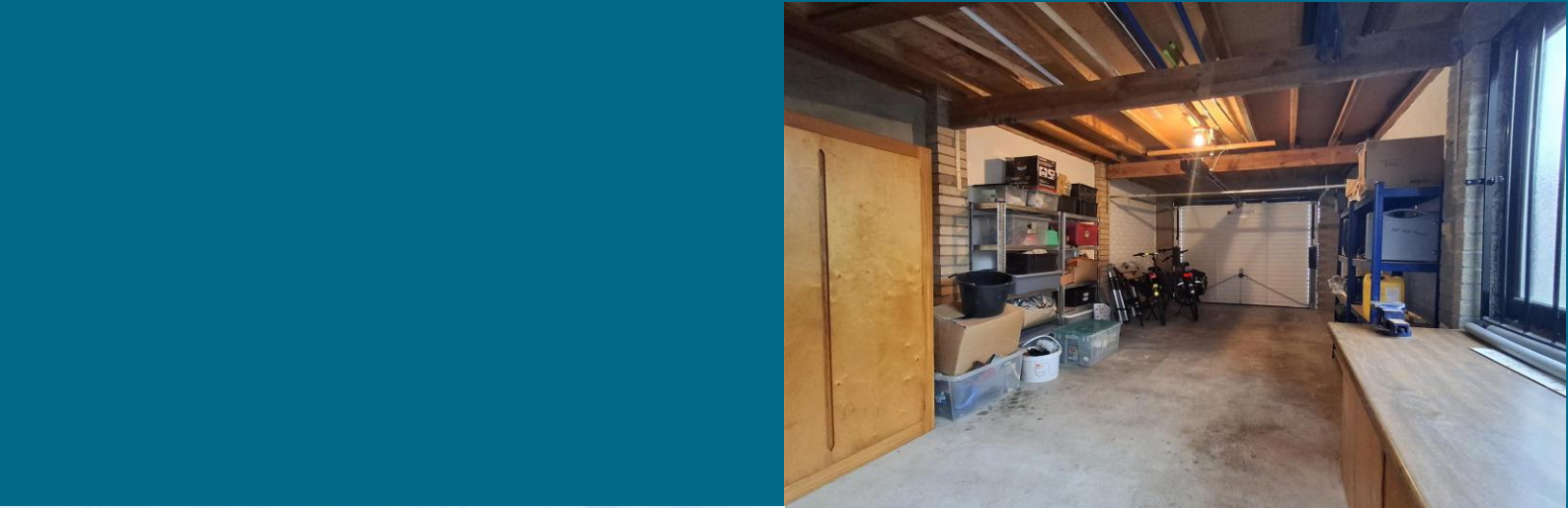
Disclaimer 5

Please note that, as indicated in the title, the property was purchased in 2025. We recommend considering this information when seeking funding for a potential purchase.

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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.

