



Glenwood | Ashington | NE63 8EL

**Asking Price £90,000**

A three-bedroom Terraced property offering functional living space throughout. The ground floor comprises a lounge, kitchen/dining room, downstairs WC and a conservatory to the rear.

To the first floor there are three bedrooms and a shower room, along with built-in storage on the landing. Externally, the property has a lawned front garden and a private rear yard.

**RMS** | Rook  
Matthews  
Sayer



Three-bedroom terraced property

Conservatory to rear

Lounge to front

First floor shower room

Kitchen/Dining room

Built-in storage on landing

Downstairs WC

Front garden and private rear yard

For any more information regarding the property please contact us today

#### PROPERTY DESCRIPTION:

**ENTRANCE PORCH:** Useful and versatile porch, UPVC Entrance door to:

**LOUNGE:** 17'4 (5.28) into alcove x 14'2 (4.32)  
Double glazed front window, single radiator, fire surround with electric inset and hearth.

**DOWNSTAIRS CLOAKS/W.C** (off back passage)  
Low level WC, double glazed window.

**KITCHEN/DINING ROOM:** 11'9 (3.58) x 5'8 (1.73)  
Double glazed rear window, single radiator, range of wall, floor and drawer units with coordinating roll edge work surfaces, stainless steel sink unit and drainer with pillar taps, tiled splash backs, space for cooker, space for fridge/freezer.

**CONSERVATORY:** 13'6 (4.12) x 7'1 (2.16)  
Dwarf wall, double glazed windows.

**FIRST FLOOR LANDING AREA:** Loft access, two built in storage cupboards

**SHOWER ROOM:** 3-piece suite comprising Wash hand basin, shower cubicle, low level wc, double glazed rear window, single radiator, cladding to walls.

**BEDROOM ONE:** 9'10 (2.99) x 14'5(4.39)  
Double glazed front window, single radiator.

**BEDROOM TWO:** 7'4 (2.24) x 14'4 (4.37)  
Double glazed front window, single radiator.

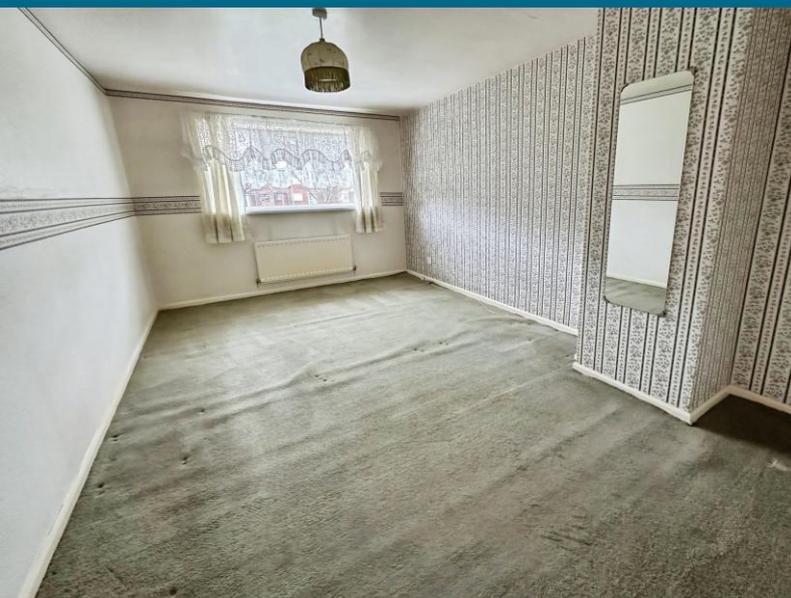
**BEDROOM THREE:** 7'4 (2.24) x 8'11 (2.72)  
Double glazed rear window, single radiator.

**EXTERNALLY:**  
Front Garden: Laid mainly to lawn.  
Yard to Rear: Private yard

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### PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: tbc

Broadband: None

Mobile Signal Coverage Blackspot: No

Parking: 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: D

AS00010466 FG/GD 05/03/2026 Version Two

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	62 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.

