



Merion Gardens | Ashington | NE63 9GP

£215,000

Attractive three-bedroom detached property offering modern, well-proportioned accommodation throughout.

The ground floor comprises an entrance porch, downstairs W.C., spacious lounge with front-facing window, and a generous kitchen/dining room fitted with a range of wall and base units, built-in oven and gas hob, and patio doors opening onto the rear garden.

To the first floor are three bedrooms, including a principal bedroom with en-suite shower room, along with a contemporary family bathroom.

Externally, the property benefits from a front garden with double driveway leading to an integral garage with power and lighting. The enclosed rear garden is mainly laid to lawn with fencing and a garden shed.

An ideal family home offering comfortable and practical living space.

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A three-bedroom detached family home finished to a modern standard

Spacious lounge

Stylish open-plan kitchen/dining room with patio doors opening to the garden

Principal bedroom with private en-suite shower room

Contemporary family bathroom plus convenient downstairs W.C

Double driveway and integral garage with power and lighting

Enclosed rear garden

Move-in ready home

For any more information regarding the property please contact us today

PROPERTY DESCRIPTION:

ENTRANCE PORCH: Useful and versatile porch, part glazed composite front door, single radiator door to:

LOUNGE: 16'4 (4.98) x 10'5(3.18)
Double glazed front window, single radiator, television point

DOWNSTAIRS CLOAKS/W.C.: hand washbasin, low level w.c., radiator, modern flooring.

KITCHEN/DINING ROOM: 18'10 (5.74) x 7'7 (2.31)
Double glazed rear window, single radiator, range of wall, floor and drawer units with coordinating roll edge work surfaces, stainless steel 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, plumbed for washing machine, modern flooring, spotlights, double glazed patio doors to rear.

FIRST FLOOR LANDING AREA: double glazed side window, built in cupboard, loft access:

FAMILY BATHROOM: 3-piece white suite comprising: Panelled bath, pedestal wash hand basin, low level wc, single radiator, modern flooring, extractor fan.

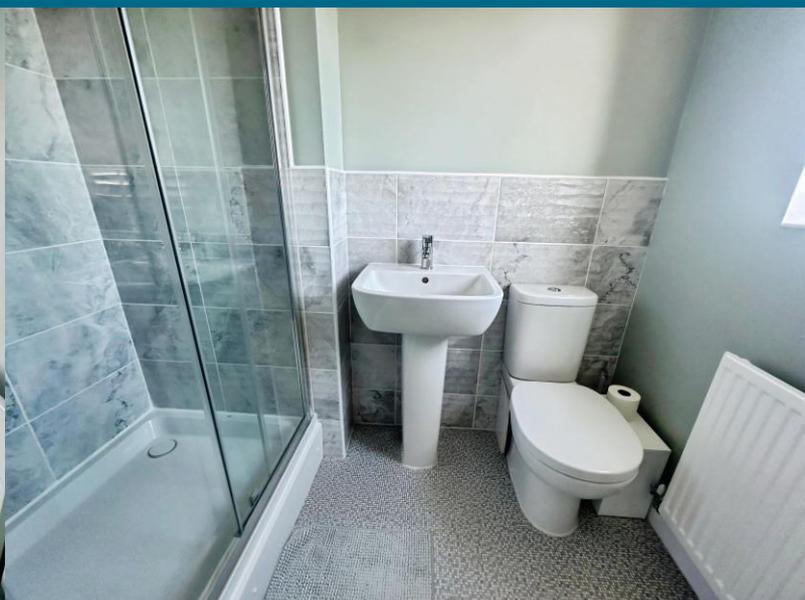
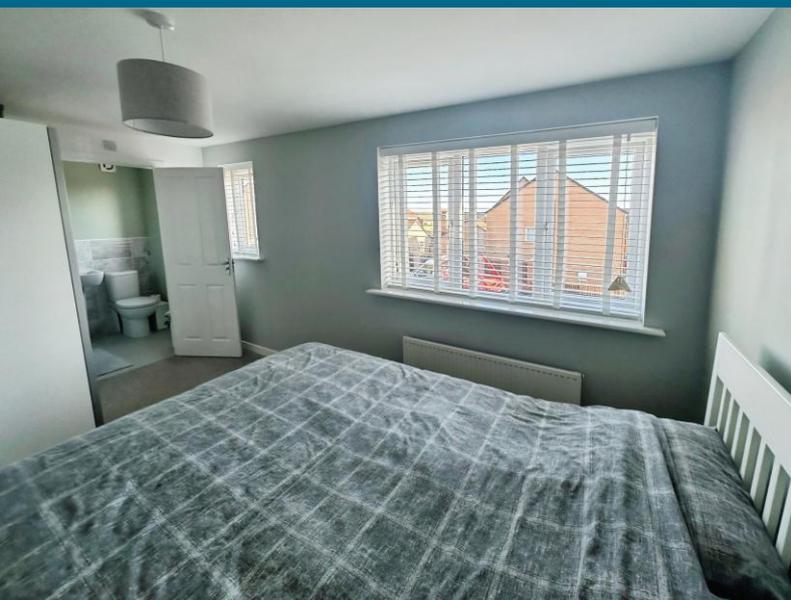
BEDROOM ONE:14'0 (4.27) x 9'7 (2.92)
Two double glazed windows to front, single radiator, door to:

EN-SUITE SHOWER ROOM: Shower cubicle, mains shower, sink unit with mixer taps, low level w.c modern flooring, part tiled walls,

BEDROOM TWO: 8'8 (2.64) x 11'5 (3.48)
Double glazed rear window, single radiator.

BEDROOM THREE: (7'10 (2.39) x 10'0 (3.05)
Double glazed rear window, single radiator.

EXTERNALLY: Front garden with double driveway, leading to single integral garage with up and over door, power, and lighting.
Rear garden laid mainly to lawn, screen fencing, garden shed.



PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains

Broadband: Fibre to Premises

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

AS00010375 FG/GD 04/03/2026 VERSION TWO



T: 01670 850 850

Ashington@rmsestateagents.co.uk

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	74 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.

