



Wealleans Close | Ashington | NE63 9TQ

# Asking Price £120,000

This well-presented three-bedroom end of terrace home offers spacious and well-proportioned accommodation throughout, making it an ideal choice for first-time buyers, families, or those looking to downsize. The ground floor features a welcoming entrance hallway, convenient cloakroom/WC, a generous lounge and dining area, and a bright sun room that provides additional living space. The kitchen is fitted with a range of modern units with solid wood work surfaces and integrated appliances.

To the first floor, there are three good-sized bedrooms and a family bathroom fitted with a white three-piece suite and shower over the bath.

Externally, the property benefits from a lawned front garden with flower borders, along with a private rear yard that includes two useful outhouses for storage.

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Three-bedroom End of Terrace home

Convenient downstairs cloakroom/WC

Spacious lounge and dining area

Family bathroom with shower over bath

Bright sun room providing additional living space

Private rear yard with two useful outhouses

Modern fitted kitchen with solid wood work surfaces

Front garden laid mainly to lawn with flower borders

For any more information regarding the property please contact us today

#### PROPERTY DESCRIPTION:

ENTRANCE: UPVC Entrance door

ENTRANCE HALLWAY: Stairs to first floor landing, modern flooring, single radiator, storage cupboard.

DOWNSTAIRS CLOAKS/W.C: Low level WC, pedestal wash hand basin, modern flooring.

LOUNGE / DINING ROOM: 17'2 (5.23) x 13'10 (4.22) max

Single radiator, television point, coving to ceiling, archway to sun lounge.

KITCHEN: 8'6 (2.59) x 8'5 (2.57)

Double glazed rear window, single radiator, range of wall, floor, and drawer units with coordinating solid wood work surfaces, coordinating sink unit and drainer with mixer tap, built in electric fan assisted oven, gas hob with extractor fan above, space for fridge freezer, integrated dishwasher, plumbed for washing machine, tiling to floor.

SUN ROOM: 11'4 (3.45) x 8'7 (2.62)

Dwarf wall, double glazed windows, double radiator.

FIRST FLOOR LANDING AREA: Loft access, built in storage cupboard.

FAMILY BATHROOM: 3-piece white suite comprising: panelled bath, electric shower over, wash hand basin, low level wc, double glazed front window, heated towel rail, part tiling to walls, tiled flooring.

BEDROOM ONE: 10'6 (3.20) x 11'6 (3.51)

Double glazed front window, mirror fitted wardrobes.

BEDROOM TWO: 10'1 (3.07) x 12'5 (3.78)

Double glazed rear window, single radiator.

BEDROOM THREE: 9'0 (2.74) x 7'0 (2.13)

Double glazed rear window, single radiator.

EXTERNALLY: Front Garden: Laid mainly to lawn, with flower borders.

Private rear yard with two outhouses.

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**PRIMARY SERVICES SUPPLY**

Electricity: TBC  
Water: TBC  
Sewerage: TBC  
Heating: TBC  
Broadband: TBC  
Mobile Signal Coverage Blackspot: TBC  
Parking: TBC

**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.

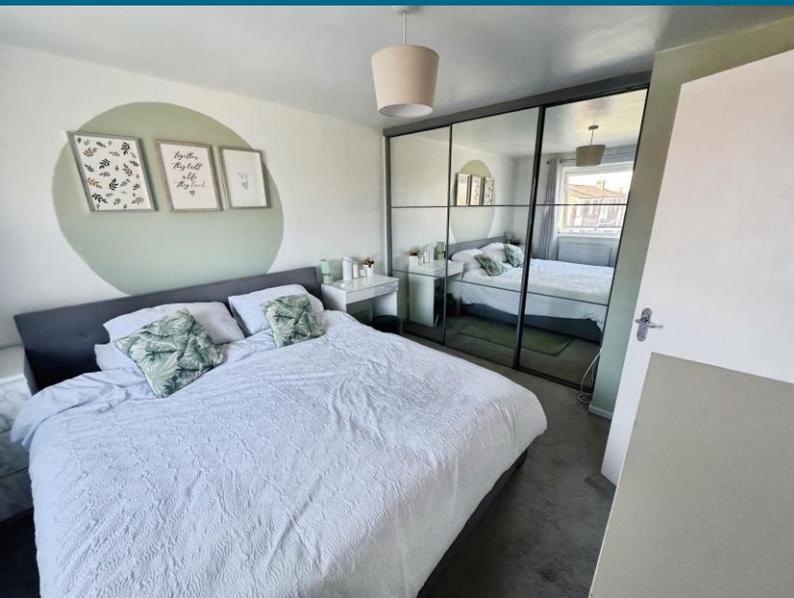
**TENURE**

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: TBC**

AS00010532 GD/FG 06/03/2026 VERSION ONE



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## EPC RATING TBC

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**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.

