



Linshiels Gardens | Ashington | NE63 9PS

**£70,000**

Well-presented two bedroomed terraced bungalow in central Ashington close to the local park, shops and schools. The property is ready to move into and consists of two large bedrooms, a spacious living room, modern kitchen, and bathroom. Externally you will find lawned areas to the front and rear.

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## Two Bedroom Bungalow in Ashington

**Large Light Living Room**

**Modern Fitted Kitchen**

**Two Double Bedrooms**

**Open Aspect Gardens front**

**Close to the Park**

**Freehold**

For any more information regarding the property please contact us today

### PROPERTY DESCRIPTION:

**ENTRANCE:** UPVC Entrance door

**ENTRANCE HALLWAY:** Single radiator

**LOUNGE:** 14'3 (4.34) x 13'2 (4.01)

Double glazed front window, double radiator, electric fire, television point, coving to ceiling.

**KITCHEN:** 10'8 (3.25) x 9'6 (2.90)

Double glazed rear window, range of wall, floor and drawer units with coordinating roll edge work surfaces, stainless steel sink unit and drainer with mixer tap, tiled splashbacks, built in electric fan assisted oven, electric hob with extractor fan above, space for fridge freezer, plumbed for washing machine, modern flooring, double glazed doors to rear.

**FAMILY BATHROOM:** 6'7 (2.00) x 5'4 (1.62)

3-piece white suite comprising: panelled bath, shower over, pedestal wash hand basin, low level wc, tiling to walls, double glazed rear window.

**BEDROOM ONE:** 11'0 (3.35) x 10'4 (3.15)

Double glazed front window, built in cupboard, single radiator, coving to ceiling.

**BEDROOM TWO:** 10'11 (3.33) x 10'4 (3.15)

Double glazed rear window, built in cupboard, single radiator, coving to ceiling.

**EXTERNALLY:** Front and rear garden to open aspect laid mainly to lawn.

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## **PRIMARY SERVICES SUPPLY**

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains

Broadband: none

Mobile Signal Coverage Blackspot: No

## **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**

AS00010519 FG/GD 15/04/2026 VERSION ONE



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	69 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.



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