



West View | Ashington | NE63 0RZ

£90,000

Spacious Two Bedroom terraced home with excellent potential. This property offers a great opportunity for buyers looking to modernise and create a comfortable family home. With generous room sizes and a practical layout, it provides a solid foundation for renovation.

The ground floor comprises an entrance porch leading into a hallway with original stained- glass door, a bright lounge opening into a dining room, creating a useful open-plan living space, and a well-sized kitchen with access to the rear yard.

Upstairs, there are two good-sized double bedrooms, including a particularly spacious main bedroom, along with a family bathroom fitted with a three-piece suite and separate shower.

Externally, the property benefits from a double driveway, a front lawned garden, and a private rear yard with an outhouse and WC.

Requiring updating throughout, this is an ideal purchase for those looking to add value and create a well-proportioned family home.

RMS | Rook
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Sayer



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Spacious Two Bedroom Terraced Home with Excellent Potential

Requires Updating Throughout

Spacious Open Plan Living Area

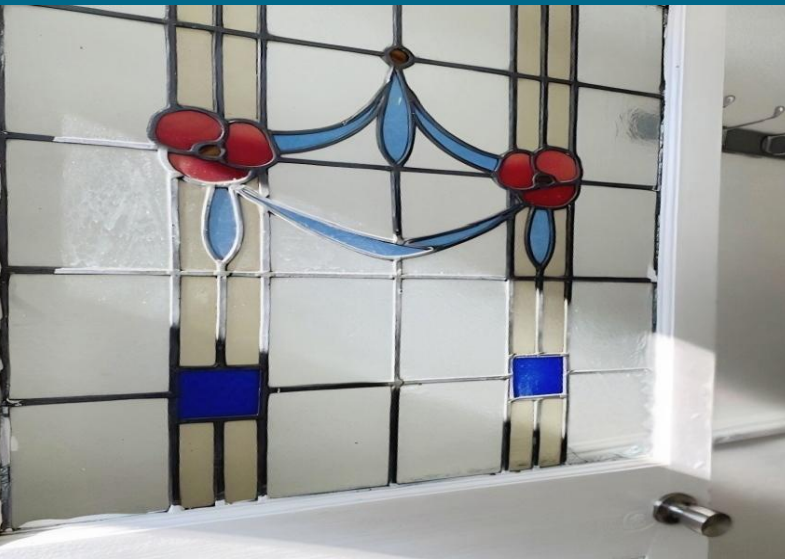
Two Generous Double Bedrooms

Double Driveway And Front Garden

Excellent Family Home Potential

Private Rear Yard With Outhouse

For any more information regarding the property please contact us today



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PROPERTY DESCRIPTION:

ENTRANCE PORCH: UPVC Front door

ENTRANCE HALLWAY: Original stain glass door, stairs to first floor.

LOUNGE: 12'10(3.91) x 13'10 (4.22)

Double glazed rear bay window, single radiator, electric fire.

Open plan to:

DINING ROOM: 12'06 (3.91) x 13'10 (4.22)

Double glazed rear window, single radiator.

KITCHEN: 13'9 (4.19) x 9'3 (2.82)

Double glazed side window, range of wall, floor and drawer units with coordinating roll edge work surfaces, stainless steel sink unit with mixer tap, tiled splashbacks, space for cooker, fridge freezer, plumbed for washing machine and dishwasher, door to rear.

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

FAMILY BATHROOM: 3 piece white suite comprising: panelled bath, wash hand basin, shower cubicle, radiator, double glazed rear window.

BEDROOM ONE: 17'0 (5.18) x 12'8 (3.86)

Double glazed front window, single radiator.

BEDROOM TWO: 12'6 (3.81) x 11'0 (3.35)

Double glazed rear window, single radiator.

EXTERNALLY:

Front: Double driveway, garden laid mainly to lawn.

Rear: Private yard

Outhouse: WC, cupboard.

PRIMARY SERVICES SUPPLY

Electricity: tbc

Water: tbc

Sewerage: tbc

Heating: tbc

Broadband: tbc

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

AS00010585 DB/FG VERSION ONE 22/04/2026



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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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.

