



Coronation Street | Ashington | NE64 6PL

**£100,000**

A delightful and deceptively spacious two-bedroom terraced home, perfectly positioned just moments from the vibrant heart of Newbiggin-by-the-Sea. Enjoy the convenience of nearby local shops and the irresistible charm of the stunning promenade, all within easy reach.

Step inside and you're welcomed by a generously proportioned living room, alongside a well-appointed fitted kitchen that blends practicality with style. Upstairs, the property continues to impress with two well-sized bedrooms, each offering a comfortable retreat, complemented by a family bathroom designed for everyday ease.

To the rear, a private yard provides a charming outdoor space—perfect for a morning coffee, a touch of gardening, or simply unwinding in the fresh coastal air.

**RMS** | Rook  
Matthews  
Sayer



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## Freehold Two Bedroom Terraced House in Newbiggin

**Close to Sea Front and Town Centre**

**Large Living Room**

**Spacious Fitted Kitchen**

**Double Glazing**

**Some updating Required**

**No Onward Chain**

For any more information regarding the property please contact us today

### PROPERTY DESCRIPTION:

ENTRANCE: UPVC Entrance door to:

LOUNGE: 14'9 (4.50) into alcove x 13'11(4.24)  
Double glazed front window, double radiator,  
stairs to first floor.

KITCHEN: 14'5 (4.39) x 7'1 (2.16)  
Double glazed rear window, double radiator,  
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,  
tiling to floor, double glazed doors to rear.

FIRST FLOOR LANDING AREA: Double glazed  
rear window, loft access.

BEDROOM ONE: 10'10 (3.30) into alcove x  
13'10 4.22)  
Double glazed front window, double radiator.

BEDROOM TWO: 7'6 (2.29) x 10'5 (3.18)  
Double glazed front window, single radiator.

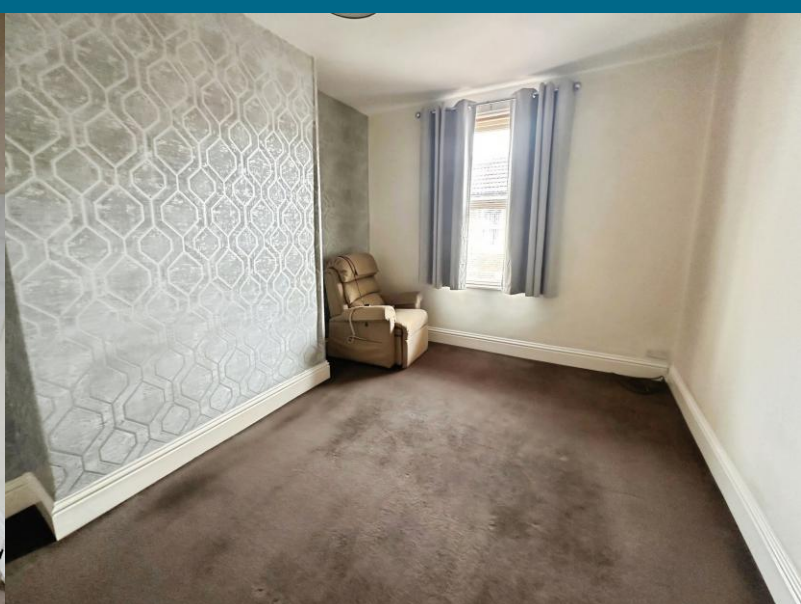
FAMILY BATHROOM: 3 Piece white suite  
comprising:  
Panelled bath, pedestal wash hand basin, low  
level wc, single radiator, part tiling to walls.

EXTERNALLY: Private rear yard

**T: 01670 850 850**

[Ashington@rmsestateagents.co.uk](mailto:Ashington@rmsestateagents.co.uk)

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### PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains

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: A**

**AS00010514 FG/GD 20/04/2026 VERSION ONE**



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**Ashington@rmsestateagents.co.uk**

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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 79 C      |
| 55-68 | D             | 61 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

**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.

Please note that an AML fee non refundable is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks.

