



Walton Heath Way | Ashington | NE63

**£175,000**

Absolutely stunning three bed roomed town house in Ashington close to the Wansbeck Hospital and with excellent road links. This 'turn key' property briefly comprises of a light and airy living room, a cloakroom and modern kitchen diner with integrated appliances with a double-glazed door to the rear garden. To the first floor you will find two bright double bedrooms and a family bathroom while to the second there is a large principal bedroom with dual aspect sky light windows. The property also benefits from a low maintenance garden laid mainly to lawn and two allocated parking bays to the front. No Onward Chain.

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### **Stunning Three-Bedroom Town House in Ashington**

**Downstairs WC**

**Low Maintenance Garden**

**Large Principal Bedroom**

**Good Size, Well Decorated Lounge**

**Modern Fitted Kitchen Diner with  
Integrated Appliances**

**Allocated Parking Space**

**No Onward Chain**

For any more information regarding the property please contact us today

#### **PROPERTY DESCRIPTION:**

**ENTRANCE:** Part glazed composite door, modern flooring, radiator.

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

**LOUNGE:** 12'6 (3.81) x 14'2 (4.32)

Double glazed window, radiator, feature panelling to wall, modern flooring, television point.

**DINING ROOM/KITCHEN:** Double glazed window, radiator, range of wall, floor and drawer units with coordinating roll edge work surfaces, stainless steel sink unit and drainer with mixer taps, built in electric fan assisted oven, electric hob with extractor fan above, integrated fridge/freezer, washing machine, dishwasher, modern flooring, spotlights, double glazed rear door.

**FIRST FLOOR LANDING AREA:** Radiator

**FAMILY BATHROOM:** 6'10 (2.08) x 5'10 (1.79)

3 piece white suite comprising:

Panelled bath, mains shower over, pedestal wash hand basin, low level wc, radiator, part tiling to walls, tiled flooring, extractor fan

**BEDROOM ONE: SECOND FLOOR:** 9'1 (2.77) x 24'9 (7.54)

Two large rooflight windows, radiator, built in cupboard

**BEDROOM TWO: FIRST FLOOR:** 9'1 (2.77) x 12'6 (3.81)

Two double glazed windows, radiator, panelling to walls, rose to ceiling

**BEDROOM THREE:** 12'6 (3.81) x 7'5 (2.26)

Double glazed window, radiator

**EXTERNALLY: FRONT GARDEN:** Parking Bays

**REAR GARDEN:** Laid mainly to lawn, low maintenance garden, garden shed

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#### PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains

Broadband: FTTP

Mobile Signal Coverage Blackspot: No

Parking: Allocated parking spaces

#### 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: B

EPC RATING: B

VERSION TWO FG/GD 29/07/2026 AS00010553



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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         | 97 A      |
| 81-91 | B             | 86 B    |           |
| 69-80 | 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.

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

