



Wansbeck Street | Ashington | NE63 0XJ

£92,500

A well-presented two-bedroom home offering modern accommodation throughout. The property briefly comprises an entrance hallway, a spacious lounge, and a contemporary fitted kitchen with integrated appliances and access to the private rear yard. To the first floor are two good-sized bedrooms and a modern family bathroom fitted with a white three-piece suite. Externally, the property benefits from a lawned front garden with patio area and an enclosed private rear yard. Early viewing is recommended.

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Well presented two bedroom

Spacious Lounge

Modern Fitted Kitchen

Two Double Bedrooms

Modern Family Bathroom

Lawned Front Garden

Private Rear Yard

Early Viewing Recommended

For any more information regarding the property please contact us today

PROPERTY DESCRIPTION:

ENTRANCE PORCH: UPVC Front door

ENTRANCE HALLWAY: Stairs to first floor landing

LOUNGE: 12'3 (3.73) into alcove x 14'5 (4.39)
Double glazed window, radiator, television point, coving to ceiling, spotlights.

KITCHEN: 15'7 (4.75) x 6'8 (2.03)
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, dishwasher, plumbed for washing machine, modern flooring, spotlights, double glazed door to rear.

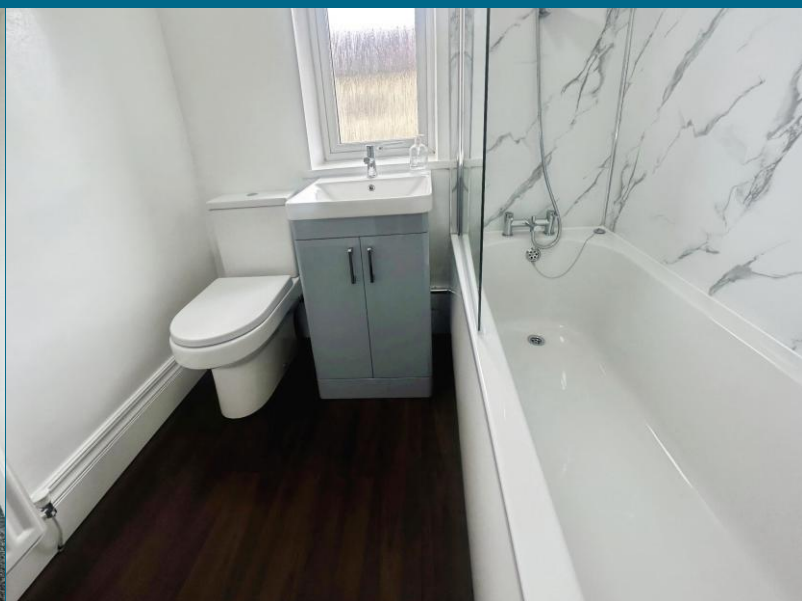
FIRST FLOOR LANDING AREA: Loft access

FAMILY BATHROOM: 6'2 (1.88) x 6'10 (2.08)
3 piece white suite comprising:
Panelled bath, mains shower over, radiator, double glazed window, low level wc, wash hand basin, modern flooring, cladding to walls.

BEDROOM ONE: 12'3 (3.73) into alcove x 10'4 (3.15)
Double glazed window, radiator, built in cupboard

BEDROOM TWO: 10'7 (3.22) 9'0 (2.74) into alcove
Double glazed window, radiator.

EXTERNALLY: FRONT GARDEN: Laid mainly to lawn, patio area, bushes and shrubs, screen fencing.
YARD TO REAR: Private



PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains

Broadband: Other

Mobile Signal Coverage Blackspot: No

Parking: On street

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

AS00010678 Version one 13/07/2026 GD/FG



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	72 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.



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