



West View | Ashington | NE63 0RZ

£145,000

A beautifully presented three-bedroom family home offering spacious and modern accommodation throughout. The property briefly comprises an entrance hallway with stairs to the first floor, a welcoming lounge with feature gas fire and archway leading into the dining room, and a stylish fitted kitchen complete with integrated appliances and quartz work surfaces.

To the first floor are three bedrooms and a contemporary family bathroom featuring a freestanding bath, separate shower cubicle, wash hand basin and WC.

Externally, the property benefits from a lawned front garden with attractive flower borders, shrubs and driveway parking, whilst to the rear there is a generous yard providing space for up to two vehicles.

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Three-Bedroom Family Home

Separate Dining Room with Decorative Ceiling Rose and Coving

Spacious Lounge

Front Garden with Lawn, Shrub Borders and Private Driveway

Modern Fitted Kitchen with Quartz Worktops and Integrated Appliances

Stylish Four-Piece Family Bathroom with Freestanding Bath and Separate Shower

Large Rear Yard Providing Off-Street Parking For Up To Two Vehicles

For any more information regarding the property please contact us today

PROPERTY DESCRIPTION:

ENTRANCE: UPVC Entrance door

ENTRANCE HALLWAY: Stairs to first floor landing, radiator

LOUNGE: 13'6 (4.12) into alcove x 12'0 (3.66)

Double glazed window, radiator, gas fire, television point, coving to ceiling arch through to:

DINING ROOM: 11'3 (3.43) x 12'9 (3.89)

Double glazed window, coving to ceiling and ceiling rose, radiator.

KITCHEN: 9'4 (2.84) 11'9 (3.58)

Double glazed window, radiator, range of wall. Floor and drawer units with coordinating quartz work surfaces, stainless steel sink unit and drainer with mixer tap, tiled splashbacks, built in electric fan assisted oven, hob with extractor fan above, integrated fridge/freezer, dishwasher and microwave, plumbed for washing machine, modern flooring, tiling to floor, spotlights, rear double-glazed door

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

FAMILY BATHROOM: 4-piece suite comprising:

Freestanding bath, large wash hand basin, shower cubicle with shower, low level wc, spotlights, double glazed window, heated towel rail, radiator, tiling to walls, modern flooring.

BEDROOM ONE: 10'11 (3.33) into alcove x 13'7 (4.15)

Double glazed window, radiator

BEDROOM TWO: 9'8 (2.95) plus alcove x 11'5 (3.48)

Double glazed window, radiator

BEDROOM THREE: 5'3 (1.60) x 10'4 (3.15)

Double glazed window, radiator.

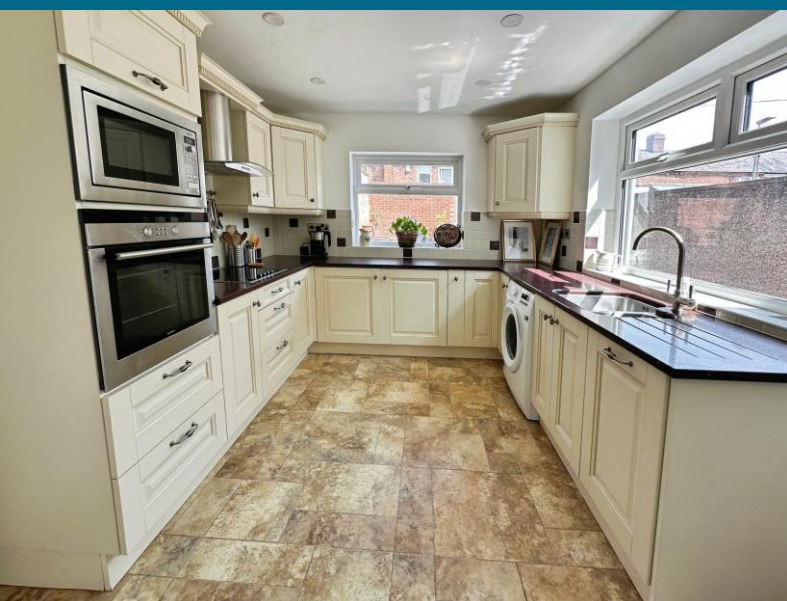
EXTERNALLY: FRONT GARDEN: Laid mainly to lawn, bushes and shrubs, flower borders driveway.

YARD TO REAR: Large space for two cars

T: 01670 850 850

Ashington@rmsestateagents.co.uk

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PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains

Broadband: ADSL

Mobile Signal Coverage Blackspot: No

Parking: Garage/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: C

AS00010675 GD/FG VERSION ONE 24/07/2026



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.

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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.