



Garden City Villas | Ashington | NE63 0ES

Offers in excess of £95,000

Spacious three-bedroom semi-detached family home in central Ashington close to schools, shops and with excellent transport links. The property briefly comprises of a spacious lounge, fitted kitchen and cloakroom downstairs. Upstairs you will find three good size bedrooms and a family bathroom. Externally there is a lawned garden to the front and parking for two cars to the rear.

RMS | Rook
Matthews
Sayer



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Spacious Three-Bedroom Semi Detached House in Central Ashington

Large Living Room

Fitted Kitchen

Downstairs WC

Gas Central Heating

Some Updating Required which is Reflected in Price.

No Onward Chain

For any more information regarding the property please contact us today

PROPERTY DESCRIPTION:

ENTRANCE: UPVC Entrance Door

ENTRANCE HALLWAY: Stairs to first floor landing.

DOWNSTAIRS W.C: Low level wc, double glazed window.

LOUNGE: 11'1 (3.38) x 17'0 (5.18)
Double glazed front and rear window, two double radiators, television point.

KITCHEN: 14'10 (4.52) x 10'0 (3.05)
Double glazed front and side windows, double radiator, range of wall, floor and drawer units with coordinating roll edge work surfaces, stainless steel sink unit and drainer with mixer taps, space for cooker, space for fridge, plumbed for washing machine.

FIRST FLOOR LANDING AREA:

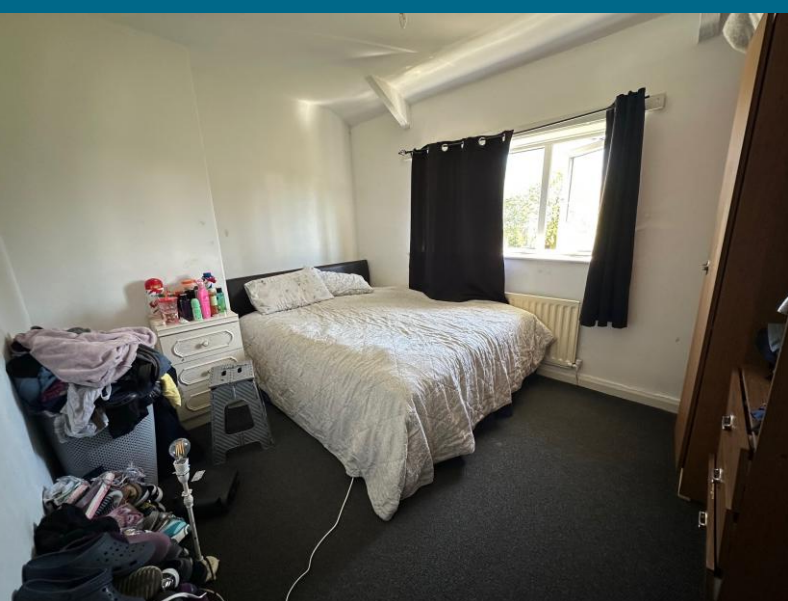
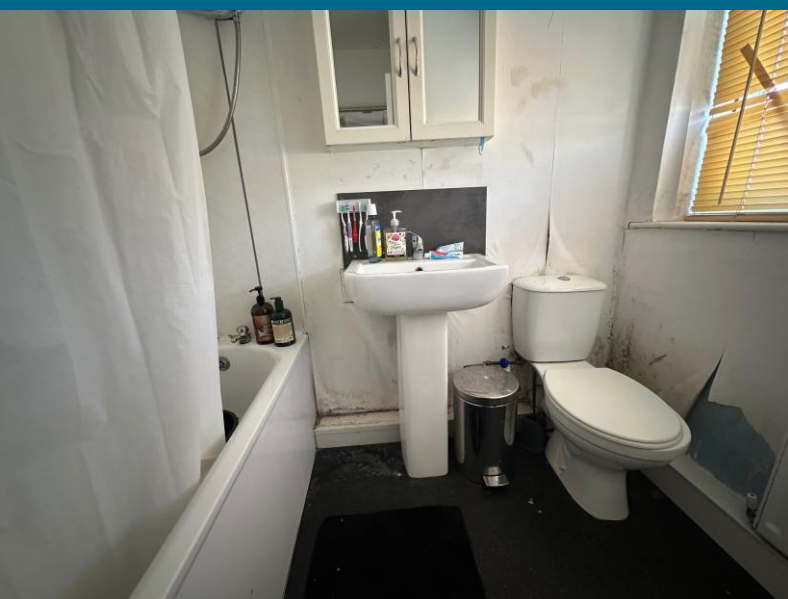
FAMILY BATHROOM: 3-piece white suite comprising, panelled bath, pedestal wash hand basin, low level wc, single radiator, double glazed side window.

BEDROOM ONE: 9'0 (2.74) x 10'11 (3.33)
Double glazed front window, single radiator.

BEDROOM TWO: 10'1 (3.07) x 10'11 (3.33)
Double glazed front window, single radiator, built in cupboard.

BEDROOM THREE: 8'6 (2.59) x 8'11 (2.72)
Double glazed front window, single radiator

EXTERNALLY:
Front garden laid mainly to lawn
Rear garden with parking





PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains

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

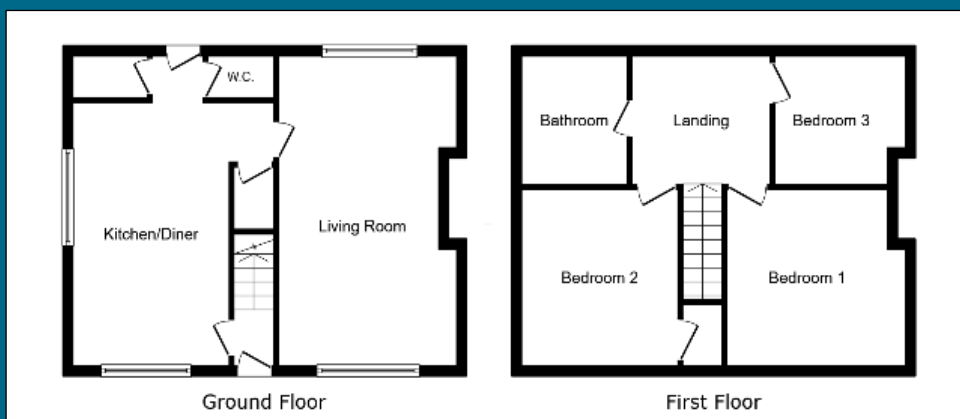
Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

COUNCIL TAX BAND: A

EPC RATING: E

AS00010567 VERSION TWO FG/GD 06/05/2026

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	52 E	86 B
21-38	F		
1-20	G		



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