



Coronation Terrace | Ashington | NE63 0TJ

Offers over £125,000

Very well presented two-bedroom terraced house in Ashington with a lovely garden, close to local shops and schools. The property boasts a large living room with patio doors to the garden, a well fitted kitchen diner and modern bathroom downstairs. To the first floor you will find two double bedrooms. Externally there is a covered yard to the rear and a well-cared for front garden laid to lawn with shrubs and fruit trees. The property also has the advantage of having no onward chain.

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1

Well Presented Two-Bedroom Terraced House in Ashington

Modern Fitted Kitchen

Two double Bedrooms

Covered Rear Yard

Tastefully Decorated and Spacious Living Room

Contemporary Bathroom

Fantastic Well Cared for Garden with Fruit Trees

No Onward Chain

For any more information regarding the property please contact us today

PROPERTY DESCRIPTION:

LOUNGE: 15'11 (4.85) x 14'2 (4.32) into alcove

Double glazed patio doors, radiator, fire surround, gas fire, television point, coving to ceiling.

KITCHEN: 7'11 (2.41) x 17'11 (5.46)

Double glazed window, range of wall, floor and drawer units with coordinating roll edge work surfaces, stainless steel sink unit and drainer with mixer taps, tiled splashbacks, built in electric fan assisted oven, gas hob with extractor fan above, space for fridge/freezer, plumbed for washing machine/dishwasher, tiling to floor.

DOWNSTAIRS BATHROOM: 7'9 (2.36) x 6'9 (2.06)

3 piece white suite comprising:

Panelled bath, mains shower over, wash hand basin, low level wc, spotlights, double glazed window, radiator, part tiling to walls, built in cupboard

FIRST FLOOR LANDING AREA: Loft access

BEDROOM ONE: 8'8 (2.64) into alcove x 15'10 (4.83)

Double glazed window, radiator

BEDROOM TWO: 8'9 (2.67) max to 12'5 (3.78)

Double glazed window, radiator

EXTERNALLY: FRONT GARDEN: Laid mainly to lawn

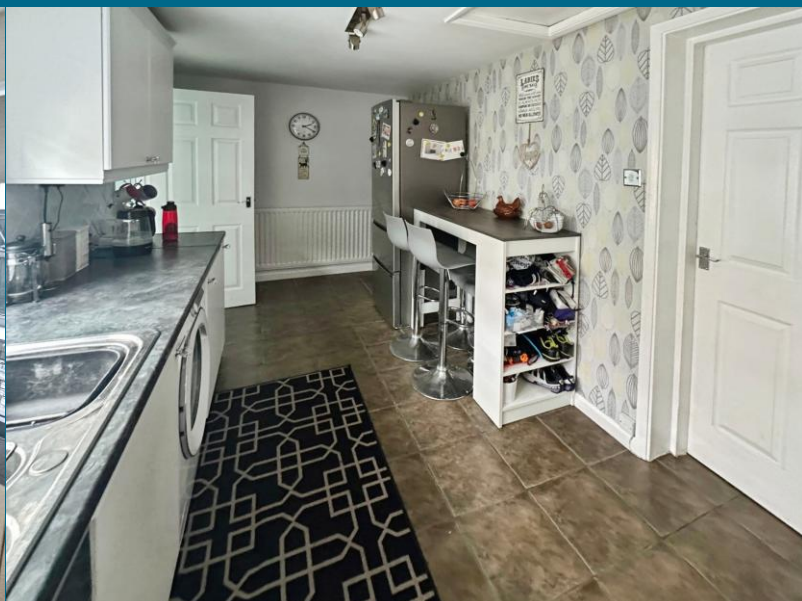
GARDEN: Laid mainly to lawn, decking, bushes and shrubs, screen fencing, garden shed, gazebo, and allotment area

YARD: Private covered yard with garage door

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PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains

Broadband: FTTP

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: tbc

AS00010698 VERSION ONE FG/GD/31/07/2026



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EPC RATING TBC

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.

