



WOODHORN ROAD ASHINGTON

An excellent opportunity to purchase this three bedroom mid terrace house in a popular part of Ashington, close to local amenities, shops and local transport. Briefly comprises: Lounge, dining room, fitted kitchen, bathroom. To the first floor: three bedrooms. Externally to the front is a small low maintenance garden, to the rear a yard and garage.

To arrange a viewing contact the Ashington branch on 01670 850850

ASKING PRICE £75,000



Branch phone no: 01670 850850
Branch address: 2, Laburnum Terrace, Ashington
NE63 0XX

ROOK
MATTHEWS
SAYER

www.rookmatthewssayer.co.uk
branch@rmsestateagents.co.uk

WOODHORN ROAD

ASHINGTON

ACCOMMODATION COMPRISES

ENTRANCE

UPVC Entrance Door

ENTRANCE HALLWAY

Stairs to first floor landing, storage cupboard, laminate flooring

LOUNGE 14'11 (4.55) x 16'0 (4.88)

Double glazed window to front, double radiator, fire surround, television point, coving to ceiling, ceiling rose

DINING ROOM 11'12 (3.94) x 13'2 (4.01)

Double window to rear, double radiator, coving to ceiling, built in base and wall units to alcove, stairs to first floor

KITCHEN 10'0 (3.05) x 6'1 (1.85)

Double glazed window to rear, range of wall, floor and drawer units with co-ordinating roll edge work surfaces, stainless steel sink unit and drainer with mixer tap, built in electric fan assisted oven, electric hob with extractor fan above, space for fridge/freezer, tiling to floor, double glazed door to rear

BEDROOM ONE 11'0 (3.35) X 16'11 (5.16)

Double glazed to front, double radiator

BEDROOM TWO 13'11 (4.24) X 13'10 (4.22)

Double glazed window to rear, double radiator, built in cupboard

BEDROOM THREE 7'3 (2.21) X 12'8 (3.86)

Double glazed to front, single radiator

GROUND FLOOR BATHROOM/WC

3 piece white panelled bath, electric shower over, pedestal wash hand basin, low level w/c, double glazed window to rear, single radiator, part tiling to walls, laminate flooring, extractor fan

FRONT GARDEN

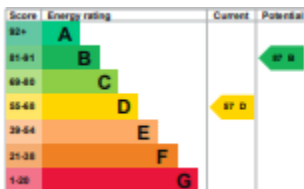
Low maintenance

REAR YARD

Garage, off street parking

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: D

AS00009525/GD/DS/16.01.2024/V.2



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.

R007 Ravensworth 01670 713330

16 Branches across the North-East

