



Milburn Road | Ashington | NE63 0PJ

£130,000

Very well presented three-bedroom terraced house in Ashington, close to local shops, schools and the train station. The property boasts a lovely spacious living room, large well fitted modern dining kitchen and a bathroom with a four-piece suite to the ground floor while upstairs there are three good sized bedrooms including the generous principal! Externally there is a lovely well cared for front garden and a large private yard.

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**Well Presented Three-Bedroom
Terraced House in Ashington**

Spacious, Modern Kitchen Diner

Large Bathroom with Bath and Shower

Light and Airy Living Room

Well Cared for Front Garden

Generous Master Bedroom

Excellent Location

For any more information regarding the property please contact us today

PROPERTY DESCRIPTION

ENTRANCE PORCH: Part glazed UPVC Entrance door

LOUNGE: 15'7 (4.75) into alcove x 13'11 (4.24)

Double glazed window, radiator, fire surround with electric inset and hearth, built in storage cupboard, television point.

DINING ROOM / KITCHEN: 19'0 (5.79) x 11'10 (3.61)

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 tap, tiled splashbacks, built in electric fan assisted oven, gas hob with extractor fan above, space for fridge/freezer, plumbed for dishwasher.

DOWNSTAIRS FAMILY BATHROOM: 7'2 (2.18) x 12'7 (3.84)

4 piece white suite comprising:

Panelled bath, mixer shower over, shower cubicle, wash hand basin, low level wc, spotlights, radiator, tiled flooring, cladding to walls, plumbed for washing machine, double glazed window.

FIRST FLOOR LANDING AREA: Loft access.

BEDROOM ONE:

EN-SUITE SHOWER ROOM:

BEDROOM TWO:

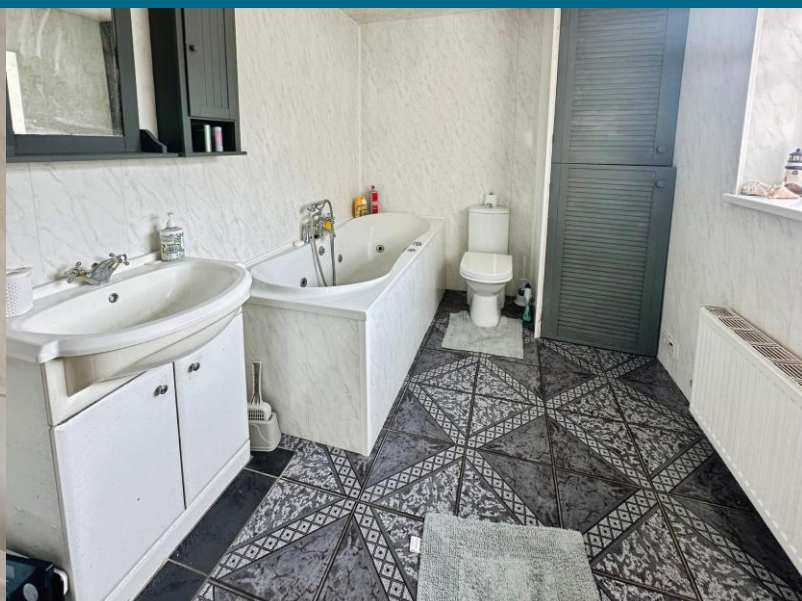
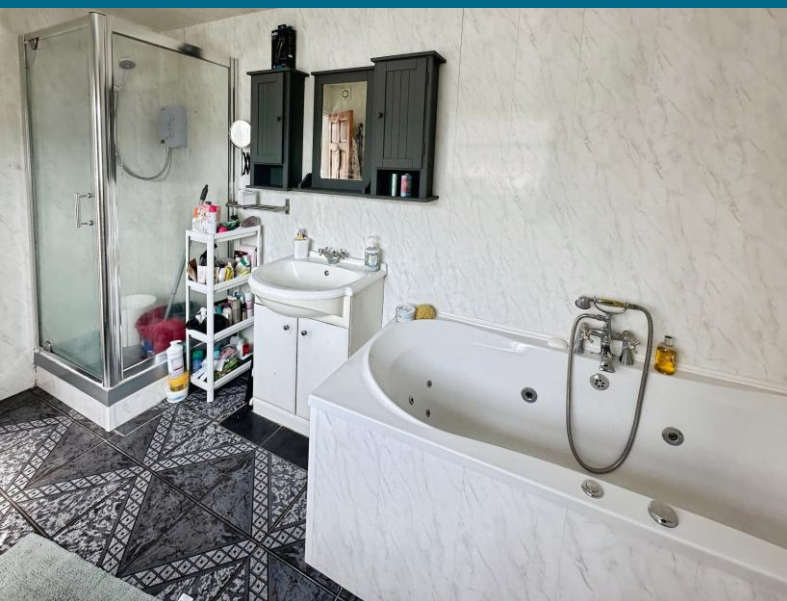
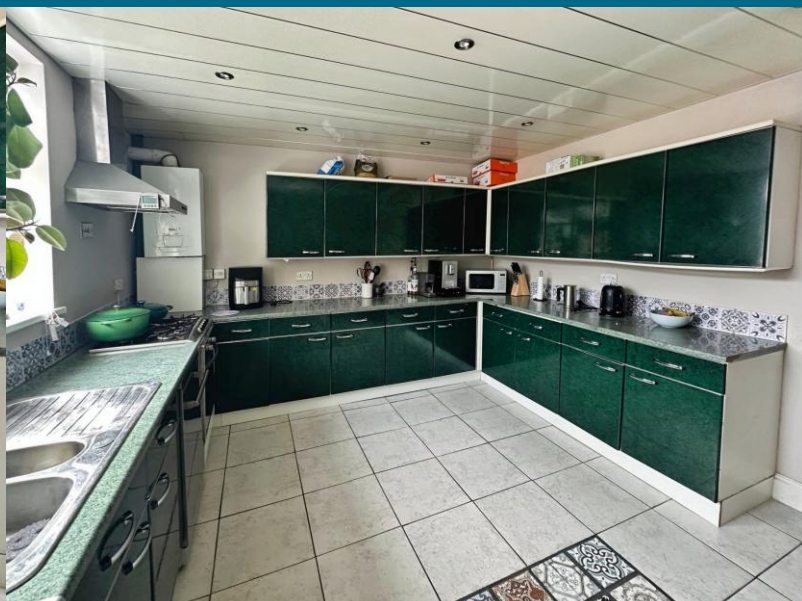
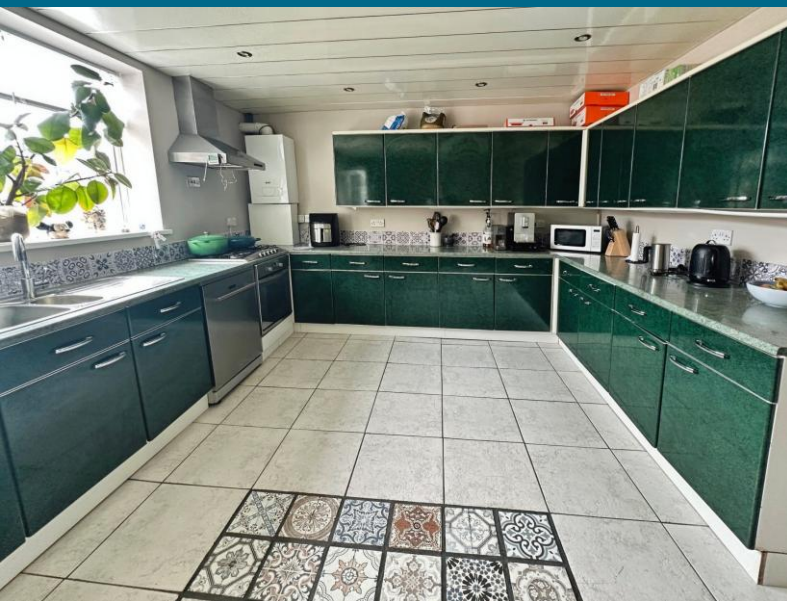
BEDROOM THREE:

EXTERNALLY:

T: 01670 850 850

Ashington@rmsestateagents.co.uk

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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 parking

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.

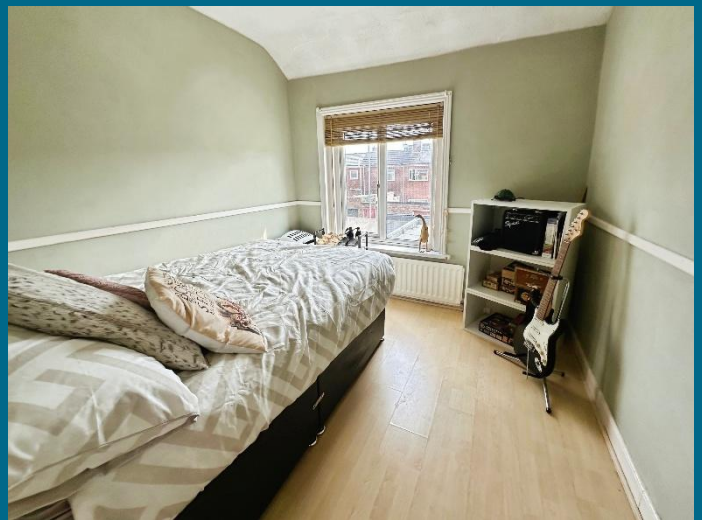
TENURE

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: D

AS00010692 VERSION ONE GD/FG 28/07/2026



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	67 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

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.