



Holly Street | Ashington | NE63 0HQ

Auction Guide Price £39,950

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Each auction property is offered at a guide price and is also subject to a reserve price. The guide price is the level where the bidding will commence. The reserve price is the seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price, which may be up to 10% higher than the guide price, is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and including the day of the auction. The successful buyer pays a £2000+VAT Auction Administration Fee.

Joint Agents: The Agents Property Auction Ltd.

Terms and conditions apply see website [Www. Agents Property Auction. com](http://www.agentspropertyauction.com)

Two-bedroom terraced house in central Ashington close to local shops, schools and with excellent transport links. The property briefly comprises of a living room with bay window, a fitted kitchen and bathroom downstairs while upstairs there are two well-proportioned bedrooms. Externally you will find a front garden and a rear yard.

RMS | Rook
Matthews
Sayer



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Two Bedroom Terraced House

Fitted Kitchen

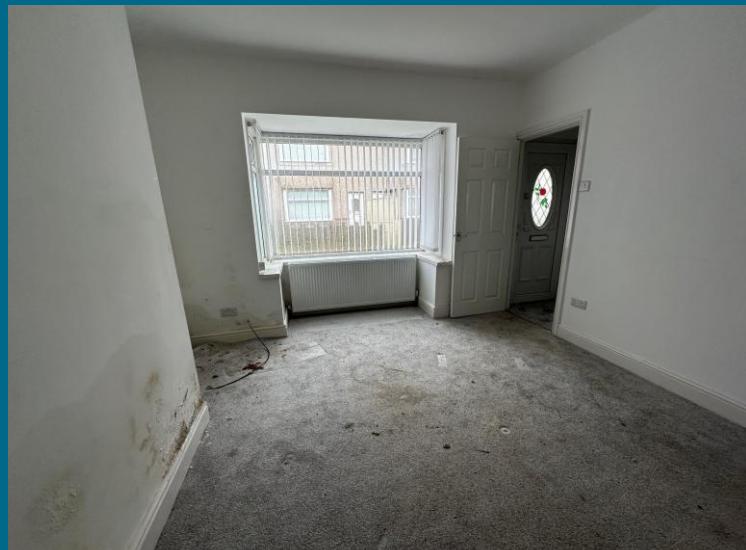
Modern Bathroom

Gas Central Heating

Double Glazing

Front Garden/Rear Yard

For any more information regarding the property please contact us today



PROPERTY DESCRIPTION:**ENTRANCE:** UPVC Entrance door**ENTRANCE HALLWAY:** Stairs to first floor landing.**LOUNGE:** 11'11 (3.63) into alcove x 14'11 (4.55) into bay.

Double glazed bay window, double radiator, television point.

KITCHEN: 5'4 (1.62) x 15'1 (4.59)

Double glazed rear window, double radiator, range of wall, floor and drawer units with coordinating roll edge work surfaces, stainless steel unit and drainer with mixer tap, tiled splash backs, built in electric fan assisted oven, electric hob with extractor fan above, plumbed for washing machine, rear lobby and composite door to rear yard.

FIRST FLOOR LANDING AREA: Double glazed rear window, loft access**FAMILY BATHROOM:** Downstairs 3-piece white suite comprising: Panelled bath, mains shower over, pedestal wash hand basin, low level wc, double glazed rear window, single radiator, part tiling to walls, modern flooring.**BEDROOM ONE:** 15'11 (4.85) x 11'7 (3.53) into bay
Double glazed front bay window, single radiator, built in cupboard.**BEDROOM TWO:** 9'1 (2.77) x 8'11 (2.72)
Double glazed rear window, single radiator.**EXTERNALLY:****FRONT GARDEN:** Laid mainly to lawn, fencing.**REAR YARD:** Private rear yard with an outhouse.**PRIMARY SERVICES SUPPLY**

Electricity: Tbc

Water: Tbc

Sewerage: Tbc

Heating: Tbc

Broadband: Tbc

Mobile Signal Coverage Blackspot: No

Parking: Tbc

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

*Currently the vendors details do not match the registered title at Land Registry. Please ask the branch for more details***COUNCIL TAX BAND:** A**EPC RATING:** C

AS00010502 GD/FG 17/02/2026 VERSION ONE

Disclaimer 1

None of the services have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchanging contracts. The details are provided in good faith, are set out as a general guide only and do not constitute any part of a contract. No member of staff has any authority to make or give representation or warranty in relation to this property.

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Disclaimer 2

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Disclaimer 3

A copy of the title is available upon request, we recommend all potential buyers take legal advice, satisfy their requirements on all matters and have finance in place prior to purchase.

Details awaiting vendors approval.

Disclaimer 4

We are advised by the seller that the property has mains provided gas, electricity, water (medium risk of surface water flooding and from 2040-2060 high risk of surface water flooding) and sewerage.

The energy performance certificate attached advises the property is brick built and provides further details regarding the property's construction.



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

72 C 78 C

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

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.

