



Harrogate Street | Ashington | NE63 9FJ

£110,000

Harrogate court is a two-bedroom Bungalow in a popular residential estate near the Hospital in Ashington. Available with no upper chain. Briefly comprising of; Entrance, lounge leading to kitchen, there are two bedrooms and a bathroom. Externally there is a garden to the front and rear. With a bit of TLC, this property could be transformed into a comfortable, lovely home. Conveniently located close to local amenities, schools, and transport links. A fantastic opportunity to add value in a sought-after area.

ROOK
MATTHEWS
SAYER



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For any more information regarding the property please contact us today

ENTRANCE: Porch with entrance door, single radiator.

CLOAKS/WC: Low level WC, wash hand basin, double glazed window, single radiator.

LOUNGE: 12'10 (3.91) X 13'1 (3.99)

Double glazed front window, two single radiators, television point.

KITCHEN: 10'9 (3.28) X 9'9 (2.97)

Double glazed rear window, single 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 washing machine, part glazed rear door.

BEDROOM ONE: 11'9 (3.58) X 11'2 (3.40)

Double glazed front window, single radiator, built in cupboard.

BEDROOM TWO: 8'5 (2.57) X 10'6 (3.20)

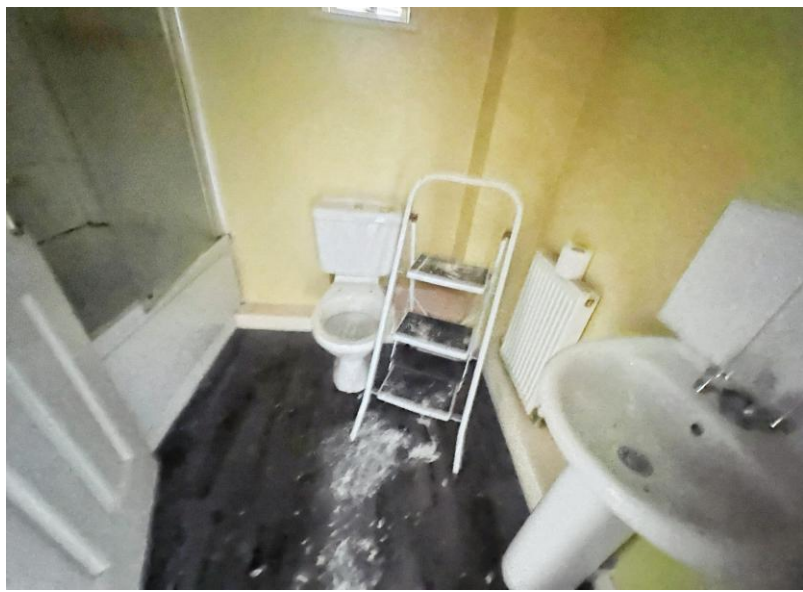
Double glazed front window, single radiator.

BATHROOM/WC: 3-piece white suite comprising:

Panelled bath, mains shower over, pedestal wash hand basin, low level wc, double glazed side window, single radiator, part tiling to walls.

FRONT GARDEN: Small front garden with bushes and shrubs.

REAR GARDEN: Laid mainly to lawn.



PRIMARY SERVICES SUPPLY

Electricity: TBC

Water: TBC

Sewerage: TBC

Heating: TBC

Broadband: TBC

Mobile Signal Coverage Blackspot: No

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: B

EPC RATING: C

AS00010432 GD/FG 05/02/2026 Version one



Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	69 C	
55-68	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 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 an AML fee non refundable is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks.

