



Lavender Court | Ashington | NE63

**25% SHARE AT £45,000**

#### **25% Shared Ownership Opportunity**

An excellent opportunity to purchase this well-presented **two-bedroom home** on a **25% shared ownership basis**, ideal for first-time buyers or those looking to downsize.

The property offers a bright lounge, fitted kitchen with a range of units, and a conservatory overlooking the rear garden. There are two well-proportioned bedrooms, a modern shower room, and useful built-in storage. Externally, the home benefits from a driveway providing off-street parking, a low-maintenance front garden, and an enclosed rear garden with patio area and garden shed.

**Early viewing is recommended to appreciate the accommodation on offer.**

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**Two-bedroom home**

**Bright and spacious lounge**

**Fitted kitchen with ample storage**

**Conservatory overlooking the rear garden**

**Modern shower room**

**Driveway providing off-street parking**

**Low-maintenance front and rear gardens**

**25% Shared Ownership opportunity**

For any more information regarding the property please contact us today

#### PROPERTY DESCRIPTION

**ENTRANCE PORCH:** UPVC Entrance Door

**LOUNGE:** 12'6 (3.81) x 11'5 (3.48)

Double glazed window, electric heater, television point, coving to ceiling.

**KITCHEN:** 12'7 (3.84) x 7'3 (2.21)

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 splash backs, space for cooker, space for fridge freezer, plumbed for washing machine, part glazed door to conservatory.

**CONSERVATORY:** 7'4 (2.24) x 6'5 (1.96)

Dwarf wall, double glazed windows.

**PASSAGE AREA:** Loft access, built in storage cupboard

**FAMILY BATHROOM:** 5'3 (1.60) x 9'0 (2.74)

3-piece white suite comprising: large shower cubicle, wash hand basin, low level wc, spotlights, cladding to walls, vinyl flooring, double glazed window

**BEDROOM ONE:** 11'6 (3.51) x 9'5 (2.87)

Double glazed window, electric heater, built in cupboard.

**BEDROOM TWO:** 9'2 (2.79) x 9'2 (2.79)

Double glazed window, electric heater

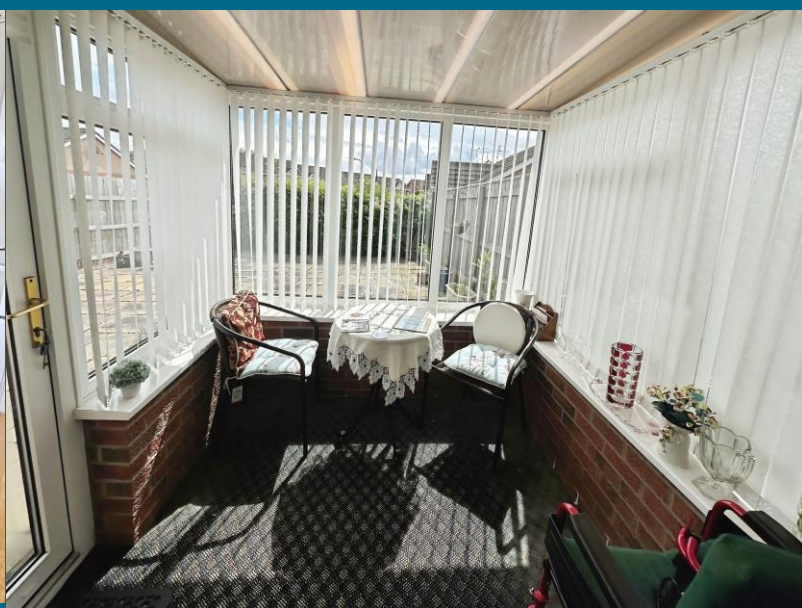
**EXTERNALLY: FRONT GARDEN:** Low maintenance with driveway

**REAR GARDEN:** Low maintenance garden with bushes, patio area, screen fencing, water tap and garden shed.

**T: 01670 850 850**

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#### PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Electric

Broadband: ADSL

Mobile Signal Coverage Blackspot: No

Parking: Driveway

#### 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.

Shared Ownership. It is understood that this property is Shared Ownership. Should you decide to proceed with the purchase of this property, the Tenure and associated details and costs must be verified by your Legal Advisor before you expend costs.

Share For Sale: 25%

Rent Payable on Remaining Share: £285.89 per month

Service Charge: £61.07 per month

**COUNCIL TAX BAND: B**

**EPC RATING: TBC**

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## EPC RATING

**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.

