



Hindmarsh Drive | Ashington | NE63 9FA

**Offers over £125,000**

Well-presented two-bedroom terraced house close to the Wansbeck Hospital, with excellent transport links via the Spine Road and the new Train Station.

The property briefly comprises of an entrance hall, cloakroom, well-appointed lounge, and spacious modern kitchen diner downstairs. While upstairs you will find two double bedrooms and family bathroom.

Externally there is a small front garden, a lawned rear garden, allocated parking and separate garage with power and light.

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For any more information regarding the property please contact us today

**ENTRANCE:** Part glazed composite front door

**ENTRANCE HALLWAY:** Stairs to first floor landing, laminate flooring.

**CLOAKS/WC:** Low level wc, pedestal wash hand basin, laminate flooring, double glazed window.

**LOUNGE:** 11'1 (3.38) X 13'5 (4.09)  
Double glazed front window, single radiator, television point, double glazed doors to: kitchen/diner.

**KITCHEN/DINING ROOM:** 14'2 (4.32) X 8'7 (2.62)  
Double glazed rear window, double radiator, range of wall, floor and drawer units with coordinating roll edge work surfaces, stainless steel sink and 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, tiling to floor, double glazed patio doors to the rear, breakfast bar, walk in cupboard.

**FIRST FLOOR LANDING:** Loft access.

**BEDROOM ONE:** 11'0 (3.38) ALCOVE x 11'10 (3.61)  
Two double glazed front windows, single radiator, built in cupboard.

**BEDROOM TWO:** 7'7 (2.31) X 10'5 (3.18)  
Double glazed rear window, single radiator, built in cupboard.

**BATHROOM/WC:** 6'4 (1.93) X 5'6 (1.68)  
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, extractor fan.

**SMALL FRONT GARDEN**

**REAR GARDEN:** Laid mainly to lawn, patio area, screen fencing, off street parking.

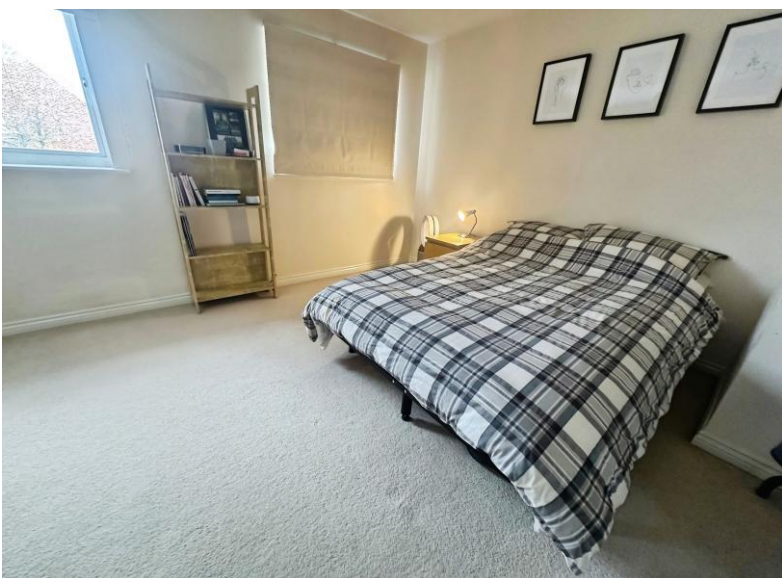
**GARAGE:** separate single garage

**T: 01670 850850**

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#### PRIMARY SERVICES SUPPLY

Electricity: Mains  
Water: Mains  
Sewerage: Mains  
Heating: Mains  
Broadband: Fibre to premises  
Mobile Signal Coverage Blackspot: No  
Parking: Separate Garage/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.

#### 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

Leasehold. It is understood that this property's garage is leasehold. 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.

Length of Lease: 150 years less one day from 1 May 2004  
Ground Rent: £236.56 per annum

**COUNCIL TAX BAND: B**

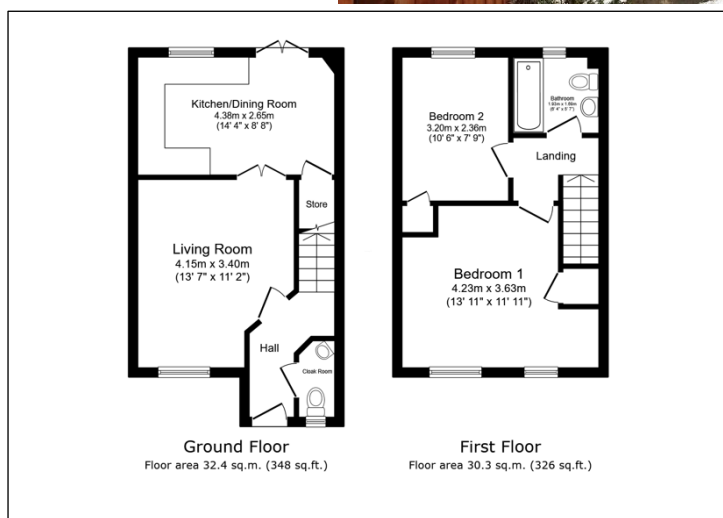
**EPC RATING: C**

GD/FG AS00010409 VERSION ONE Amended 09/04/2026

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Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B		
69-80	C	80 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

**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.



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