

St Albans | Ashington | NE63 9RR

£120,000

A well-presented three bedroom end terraced home offering spacious accommodation throughout, ideal for first time buyers, families or investors. Conveniently located close to local amenities, schools and transport links, the property benefits from a welcoming lounge with dining area, a modern fitted kitchen, downstairs cloakroom/WC, and three well-proportioned bedrooms. Externally, there are low maintenance gardens to the front and rear, a covered seating area and a large, attached outhouse with power and lighting providing excellent storage or workshop space.

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Three bed End Link

Three Well Proportioned Bedrooms

Spacious Lounge and Dining Area

Modern Fitted Kitchen

Downstairs Cloaks/WC

Large Outhouse with Power and Lighting

Low Maintenance Front and Rear Gardens

For any more information regarding the property please contact us today

PROPERTY DESCRIPTION:

ENTRANCE PORCH: UPVC Entrance door

ENTRANCE HALLWAY:

DOWNSTAIRS CLOAKS/W.C.: Low level wc, pedestal wash hand basin, double glazed window.

LOUNGE: 16'8 (5.08) x 11'4 (3.45) into alcove plus hallway arch
Double glazed front window, radiator, electric fire, built in storage cupboard, television point, coving to ceiling, ceiling rose, modern flooring, stairs to first floor, double doors to dining room

DINING ROOM: 8'05 (2.57) x 10'7 (3.22)
Double glazed rear patio doors, coving to ceiling.

KITCHEN: 11'1 (3.38) x 8'7 (2.62)
Double glazed rear window, range of wall, floor and drawer units with coordinating roll edge work surfaces, stainless steel sink unit and drainer with mixer tap, space for cooker, space for fridge/freezer, modern flooring.

FIRST FLOOR LANDING AREA: Loft access, built in storage cupboard

FAMILY BATHROOM: 3-piece white suite comprising, shower cubicle with mains shower, low level wc, wash hand basin set in vanity unit, cladding to walls and ceiling, double glazed rear window, modern flooring.

BEDROOM ONE: 11'4 (3.45) x 8'7 (2.62) to front of robes
Double glazed rear window, radiator, fitted wardrobes, television point

BEDROOM TWO: 9'5 (2.87) x 13'2 (4.01)
Double glazed front window, radiator, television point

BEDROOM THREE: 8'0 (2.44) x 8'5 (2.57)
Double glazed front window, radiator.

EXTERNALLY: FRONT GARDEN: Low maintenance garden
REAR GARDEN: Low maintenance garden, patio area, water tap, covered area.
OUTHOUSE: Large outhouse attached with power and lighting.

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PRIMARY SERVICES SUPPLY
Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Mains Gas
Broadband: Cable
Mobile Signal Coverage Blackspot: No
Parking: On Street

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: TBC

AS00010792 VERSION ONE FG/GD 03/11/2026





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EPC RATING TBC

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The Property Ombudsman

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.

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