



Burnside | Ashington | NE63 9UF

**£165,000**

This welcoming semi-detached house has three generously sized bedrooms.

A bright and inviting lounge, fitted kitchen and dining room. To the rear, a conservatory offers additional versatile living space, utility room. The property is fitted with double glazed windows and gas central heating.

This home comes with both front and rear gardens. A private driveway and garage add the convenience of off-road parking and useful storage.

The location is another real benefit, with local schools, shops, and the hospital all close by, a freehold property.

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**Semi-detached house has three generously sized bedrooms**

**Inviting lounge**

**Fitted kitchen and dining room**

**Conservatory**

**Double glazed windows**

**Gas central heating**

**Front and rear gardens**

**EPC: TBC**

**Council tax band: B**

**FREEHOLD**

**For any more information regarding the property please contact us today**

**ENTRANCE:** UPVC Porch with double glazed side window, cupboard, laminate flooring.

**LOUNGE:** 14'8 (4.47) X 14'4 (4.37)  
Double glazed front window, double radiator, laminate flooring, television point, coving to ceiling.

**KITCHEN/DINING ROOM:** 22'8 (6.91) 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 taps, tiled splash backs, built in electric fan assisted oven, gas hob with extractor fan above, vinyl flooring, coving to ceiling, built in cupboard, double glazed patio doors to:

**CONSERVATORY:** 9'8 (2.95) X 13'3 (4.04)  
Dwarf wall, double glazed windows.

**UTILITY ROOM/GAMING ROOM:** 6'11 (2.11) X 10'5 (3.18)  
Double glazed rear window, fitted base units/work surface, single radiator

**FIRST FLOOR LANDING:**  
Double glazed side window, loft access

**BEDROOM ONE:** 8'5 (2.57) X 13'9 (4.19) plus robes  
Double glazed front window, single radiator, fitted wardrobes.

**BEDROOM TWO:** 9'1 (2.77) X 8'5 (2.57)  
Double glazed rear window, single radiator

**BEDROOM THREE:** 5'11 (1.80) X 7'6 (2.29)  
Double glazed front window, single radiator

**BATHROOM/WC:** 3-piece white suite comprising: Panelled bath, electric mains shower, pedestal wash hand basin, low level wc, double glazed rear window, heated towel rail, tiling to walls, laminate flooring

**FRONT GARDEN:** Laid mainly to lawn, low maintenance, driveway leading to garage.

**REAR GARDEN:** Laid mainly to low, patio area, screen fencing, garden shed, gravelled area.

Single garage, attached, with up and over door, power, and lighting.

**T: 01670 850 850**

**Ashington@rmsestateagents.co.uk**

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#### PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains

Broadband: Fibre

Mobile Signal Coverage Blackspot: No

Parking: Garage and 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. The North East region is famous for its rich mining heritage. We have been advised that the property is known to be at risk from mining activities in the locality, therefore please speak with your conveyancer for further information.

#### 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: D

GD/FG AS00010361 VERSION ONE 23/02/2026



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	66 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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