



Woodhorn Road | Ashington | NE63 9EU

Auction Guide Price £39,500

For Sale By Auction www.agentspropertyauction.com LIVE ONLINE AUCTION Tuesday 30th June OPTION 1

Each auction property is offered at a guide price and is also subject to a reserve price. The guide price is the level where the bidding will commence. The reserve price is the seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price, which may be up to 10% higher than the guide price, is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and including the day of the auction. The successful buyer pays a £2000+VAT Auction Administration Fee.

Joint Agents: The Agents Property Auction Ltd.

Terms and conditions apply see website www.agentspropertyauction.com This three-bedroom family home presents an excellent opportunity for purchasers seeking a property with potential to modernise and add value.

The accommodation briefly comprises an entrance hallway, spacious lounge with feature fire surround, separate dining room and fitted kitchen to the ground floor. To the first floor are three bedrooms, including a generous principal bedroom with en-suite facilities, together with a family bathroom.

Externally, the property benefits from a front garden with mature bushes and shrubs, while to the rear there is an enclosed yard providing outdoor space with scope for further improvement.

Early viewing is recommended to fully appreciate the potential on offer.

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Three Bedroom Family Home

Lounge And Separate Dining Room

Principal Bedroom With En-Suite

Front Garden And Rear Yard

Requires Modernisation Throughout

For any more information regarding the property please contact us today

PROPERTY DESCRIPTION: Entrance door

ENTRANCE HALLWAY:

LOUNGE: 15'1 (4.59) x 13'9 (4.19)
Double glazed front window, fire surround.

DINING ROOM: 13'1 (3.99) x 13'5 (4.09)
Double glazed rear window.

KITCHEN: 7'1 (2.16) x 9'7 (2.92)
Range of wall, floor and drawer units with coordinating roll edge work surfaces, stainless steel sink unit and drainer with mixer tap

FIRST FLOOR LANDING AREA: Loft access

FAMILY BATHROOM: Panelled bath, pedestal wash hand basin, low level wc.

BEDROOM ONE: 13'4 (4.06) x 13'9 (4.19)
Double glazed rear window, built in cupboard

EN-SUITE: Double glazed rear window, panelled bath, low level wc

BEDROOM TWO: 8'4 (2.54) x 13'10 (4.22)
Double glazed front window, fitted wardrobes

BEDROOM THREE: 7'7 (2.31) x 10'6 (3.20)
Double glazed window.

EXTERNALLY:
Front Garden: bushes and shrubs
Yard to rear

Valuer Approval: [Signature]
Date: 11/6/24
Client Approval: _____
Date: _____



"DoubleClick Insert Picture"

T: 01670 850 850
Ashington@rmsestateagents.co.uk

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PRIMARY SERVICES SUPPLY

Electricity: tbc
Water: tbc
Sewerage: tbc
Heating: tbc
Broadband: tbc
Mobile Signal Coverage Blackspot: tbc
Parking: tbc

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

AS00010637 FG/GD VERSION ONE 11/06/2026


Valuer Approval:	<i>(Signature)</i>
Date:	11/6/26
Client Approval:	
Date:	



EPC RATING TBC

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.

Valuer Approval:	
Date:	11/10/20
Client Approval:	
Date:	



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