



Harrogate Court | Ashington| NE63

£125,000

A well-presented two-bedroom mid-terrace bungalow offering practical single-level living. The property includes a lounge, fitted kitchen with integrated appliances, bathroom and separate WC. Both bedrooms benefit from fitted wardrobes, providing useful storage space. Externally, there is a small paved front garden with storage cupboard, with allocated parking a low-maintenance rear garden with patio area and shed.

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Two Bedroom Mid Terrace Bungalow

Lounge With Front Aspect Window

Fitted Kitchen with Integrated Appliances

Low Maintenance Rear Garden with Patio Area

Fitted Wardrobes to Both Bedrooms

Allocated Parking Space

For any more information regarding the property please contact us today

PROPERTY DESCRIPTION:

ENTRANCE: Part glazed composite front door

ENTRANCE HALLWAY

DOWNSTAIRS CLOAKS/W.C.: 6'5 (1.96) x 2'9 (0.83)

Low level wc, wash hand basin, modern flooring, radiator

LOUNGE: 13'1 (3.99) x 12'9 (3.89)

Double glazed front window, two radiators, coving to ceiling.

KITCHEN: 9'9 (2.97) x 10'9 (3.28)

Double glazed rear window, radiator, range of wall, floor and drawer units with coordinating roll edge work surfaces, stainless steel sink unit and drainer with mixer tap, tiled splash backs, built in electric fan assisted oven, gas hob with extractor fan above, integrated fridge/freezer, washing machine and dishwasher, tiling to floor, spotlights, part glazed side door.

FAMILY BATHROOM: 5'6 (1.68) x 7'3 (2.21)

3-piece suite comprising: panelled bath with mains shower over, wash hand basin set in vanity unit, low level wc, radiator, tiling to walls and floor, extractor fan.

BEDROOM ONE: 9'9 (2.97) to front of robes x 11'1 (3.38)

Double glazed rear window, radiator, built in cupboard, fitted wardrobes, coving to ceiling.

BEDROOM TWO: 1.96 to front of robes x 10'6 (3.20)

Double glazed front window, radiator, fitted wardrobes

EXTERNALLY: Small front garden, paved with storage cupboard. Rear garden is low maintenance with patio area, screen fencing and garden shed. Allocated parking.

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PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains

Broadband: Cable

Mobile Signal Coverage Blackspot: No

Parking: Allocated parking

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: B

EPC RATING: C

AS00010647 GD/FD VERSION ONE 16/09/2026



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 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 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.

