

Briardene | Ashington | NE63 8DU

£69,000

A fantastic opportunity to purchase this two-bedroom mid link home offering excellent potential for improvement. Requiring a degree of modernisation and TLC, the property provides generous living space. Conveniently located close to local amenities and transport links.

The accommodation briefly comprises of an entrance porch leading into a spacious lounge/dining room with patio doors to the front. The kitchen offers a range of units and access to the rear passage, with stairs leading to the first floor. To the first floor are two well-proportioned bedrooms, a bathroom and separate WC.

Externally, the property benefits from a front garden laid mainly to lawn.

Viewing recommended to appreciate the potential on offer.

RMS | Rook Matthews Sayer

2 1 1

Two Bedroom Mid Link Home **Spacious Lounge/Dining Room**

Front Patio Doors **Front Garden Laid to Lawn**

Requires Modernisation & TLC

For any more information regarding the property please contact us today

PROPERTY DESCRIPTION:

ENTRANCE PORCH: Part glazed door.

ENTRANCE HALLWAY: Into the lounge.

LOUNGE/DINING ROOM: 18'7 (5.66) x 13'3 (4.04)
Double glazed front patio doors, two radiators, fire surround, coving to ceiling.

KITCHEN: 8'5 (2.57) x 9'7 (2.92)
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, rear passge, radiator, stairs to first floor, built in storage cupboard.

FIRST FLOOR LANDING AREA: Side window

BATHROOM: 5'10 (1.79) x 5'11 (1.80)
2 piece coloured suite comprising: panelled bath, wash hand basin.

SEPARATE WC: 5'11 (1.80) x 2'8 (0.81)
WC, rear window.

BEDROOM ONE: 9'7 (2.92) x 13'3 (4.04)
Front window, radiator.

BEDROOM TWO: 8'9 (2.67) x 12'7 (3.84)
Window, radiator.

EXTERNALLY: Front garden is laid mainly to lawn.

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PRIMARY SERVICES SUPPLY
Electricity: TBC
Water: TBC
Sewerage: TBC
Heating: TBC
Broadband: TBC
Mobile Signal Coverage Blackspot: No
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:

AS00010756 VERSION ONE GD/FG 04/11/2026





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EPC RATING TBC

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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.

The Property Ombudsman

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