



Wansbeck Road | Ashington | NE63 8HZ

£155,000

A well-presented three-bedroom property offering spacious and comfortable living accommodation throughout. The home features a welcoming lounge with original character features including stripped flooring, picture rails and a feature fire surround. The generous dining kitchen is fitted with a range of modern units and benefits from a solid fuel burner, creating a warm and inviting family space. To the first floor are three well-proportioned bedrooms and a stylish family bathroom fitted with a white suite and mains-fed shower over the bath. Externally, the property benefits from double glazing throughout and is ideally suited to first-time buyers, families or those looking to downsize. Viewing is highly recommended to appreciate the accommodation on offer.

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Three Bedrooms

Spacious Lounge with Character Features

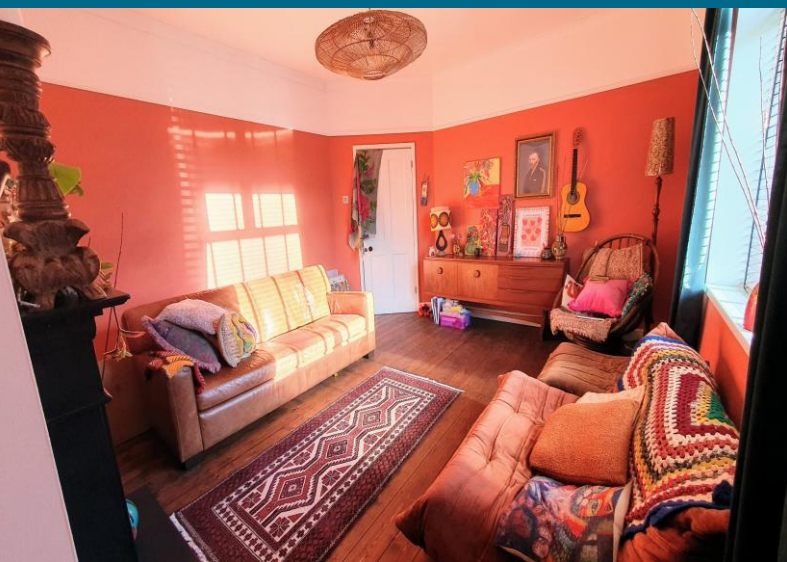
**Generous Dining Kitchen with Solid Fuel
Burner**

**Modern Family Bathroom with Mains
Shower**

Double Glazing Throughout

Stripped Flooring and Period Features

For any more information regarding the property please contact us today



T: 01670 850 850

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PROPERTY DESCRIPTION:

ENTRANCE: UPVC Entrance door

ENTRANCE HALLWAY: Stairs to first floor landing, stripped flooring, Victorian effect radiator

LOUNGE: 15'1 (4.59) into alcove x 13'4 (4.06)

Double glazed window, radiator, fire surround, television point, coving to ceiling, stripped floor, picture rail

DINING ROOM/KITCHEN: 13'4 (4.06) x 12'0 (3.66)

Double glazed window, range of wall, floor and drawer units with coordinating roll edge work surfaces, coordinating sink unit and drainer with mixer tap, built in electric fan assisted double oven, electric hob with extractor fan above, space for fridge/freezer, plumbed for washing machine, solid fuel burner fire.

FIRST FLOOR LANDING AREA: Double glazed window, loft access

FAMILY BATHROOM: 5'11 (1.80) x 9'1 (2.77) downstairs

3 piece white coloured suite comprising:

Large panelled bath, mains shower over, wash hand basin, low level wc, double glazed window, heated towel rail, part tiling to walls, modern flooring.

BEDROOM ONE: 14'2 (4.32) x 8'0 (2.44) to front of robes

Double glazed window, radiator

BEDROOM TWO: 11'9 (3.58) x 12'4 (3.76) into alcove

Double glazed window, radiator

BEDROOM THREE: 7'10 (2.39) x 10'8 (3.25)

Double glazed window, radiator.

EXTERNALLY: Front Garden: Bushes and shrubs, walled surrounds, flower beds. Large rear yard with decking, space for a car.

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.

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains

Broadband: FTTC

Mobile Signal Coverage Blackspot: No

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: C

AS00010683 VERSION ONE FG/GD 23/07/2026

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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