



Charlton Street | Ashington | NE63 8SB

£140,000

Extended three-bedroom terraced house in the popular West End of Ashington close to the Town Centre and train station. The property briefly comprises of an entrance porch, dining room, living room with separate study area, fitted kitchen and modern bathroom. Upstairs you will find a master bedroom with fitted wardrobes and two further bedrooms. Externally there is a large front garden and a rear yard with single garage.

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**Three Bedroom Terraced House in
Central Ashington"**

Single Garage

Modern Bathroom

Gas Central Heating

Large Front Garden

Fitted Kitchen

Two Reception Rooms

Double Glazing

For any more information regarding the property please contact us today

PROPERTY DESCRIPTION:

ENTRANCE: Part glazed UPVC entrance door

ENTRANCE HALLWAY: Lobby with storage

LOUNGE: 13'11 (4.24) x 13'9 (4.19) into alcove
Double glazed rear window, single radiator, fire surround with gas fire inset and hearth, television point, coving to ceiling, modern flooring.

OFFICE AREA: 10'4 (3.15) x 5'4 (1.62) Off lounge

DINING ROOM: 12'3 (3.73) into alcove x 10'2 (3.10)
Double glazed front window, single radiator.

KITCHEN: 6'7 (2.00) x 11'6 (3.51)
Double glazed rear window, double radiator, range of wall, floor and drawer units with coordinating roll edge work surfaces, stainless steel sink unit and drainer with mixer tap, tiles splashbacks, built in electric fan assisted oven, electric hob with extractor fan above, space for fridge/freezer, plumbed for washing machine, tiling to floor, coving to ceiling, double glazed door to rear.

FIRST FLOOR LANDING AREA: Double glazed front window.

FAMILY BATHROOM: 9'5 (2.87) x 4'9 (1.45)
3-piece white suite comprising:
Panelled bath, mains shower over, pedestal wash hand basin, low level wc, spotlights, double glazed rear window, heated towel rail, tiled flooring, cladding to walls.

BEDROOM ONE: 8'5 (2.57) x 13'9 (4.19)
Double glazed front window, single radiator, coving to ceiling, fitted wardrobes.

BEDROOM TWO: 7'0 (2.13) x 10'6 (3.20)
Double glazed rear window, single radiator

BEDROOM THREE: 7'0 (2.13) x 10'6 (3.20)
Double glazed rear window, single radiator

EXTERNALLY:

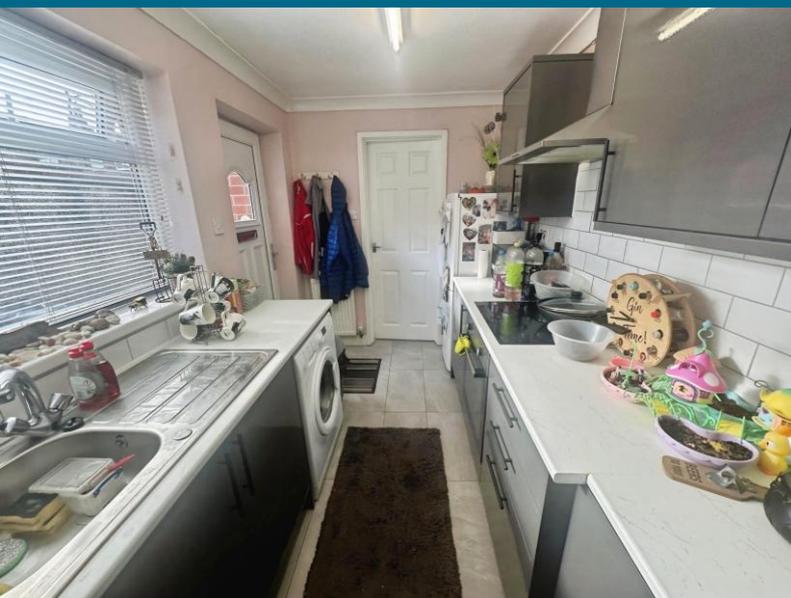
FRONT GARDEN: Mainly paved with bushes and shrubs.

GARAGE: Single attached electric door with power and lighting.

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PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains

Broadband: Fibre to premises

Mobile Signal Coverage Blackspot: No

Parking: Garage/On street 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: C

EPC RATING: A

AS00009717 GD/FG 20/02/2026 VERSION ONE



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	72 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.

