



Belfry Close | Ashington | NE63

£235,000

Delightful three-bedroom detached family home in a quiet cul-de-sac close to the Wansbeck Hospital and with excellent road links via the A189 Spine Road. The property boasts a tastefully presented lounge, modern kitchen dining room with patio doors to the garden and a cloakroom to the ground floor while upstairs you will find three good sized bedrooms, the principal benefitting from a large en-suite and a contemporary bathroom. Externally there is a small lawned front garden and a well-cared for low maintenance rear garden and separate garage with electric door.

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**Stunning Three Bedroom Detached
Family Home in Ashington**

Tastefully Decorated Lounge

**Good Sized Modern Kitchen Dining
Room**

Downstairs Cloakroom

Principal Bedroom with Large En Suite

Second Bedroom with Fitted Wardrobes

Well Maintained Rear Garden

Separate Garage with Electric Door

For any more information regarding the property please contact us today

PROPERTY DESCRIPTION:

ENTRANCE: UPVC Entrance door

ENTRANCE HALLWAY: Stairs to first floor landing, single radiator.

DOWNSTAIRS CLOAKS/W.C: Low level wc, pedestal wash hand basin, modern flooring, single radiator, double glazed window

LOUNGE: 14'2 (4.32) x 10'5 (3.18)

Double glazed window, radiator, television point

KITCHEN/DINING ROOM: 23'1 (7.04) x 8'11 (2.72)

Double glazed window, radiator, range of wall, floor and drawer units with coordinating roll edge work surfaces, stainless steel sink unit and drainer with mixer tap, built in electric fan assisted oven, gas hob with extractor fan above, space for fridge freezer, plumbed for washing machine, modern flooring, spotlights, double glazed patio doors.

FIRST FLOOR LANDING AREA: Double glazed window, loft access, built in storage cupboard

FAMILY BATHROOM:

BEDROOM ONE: 9'8 (2.95) x 12'7 (3.84)

Two double glazed windows, radiator, fitted wardrobes

EN-SUITE SHOWER ROOM: 5'8 (1.73) x 10'6 (3.20)

Double glazed window, low level wc, pedestal wash hand basin, shower cubicle, mains shower, part tiling to walls, heated towel rail, modern flooring.

BEDROOM TWO: 8'2 (2.48) x 11'5 (3.48)

Double glazed window, radiator, fitted wardrobes.

BEDROOM THREE: 8'1 (2.46) x 9'3 (2.82)

Double glazed window, radiator.

EXTERNALLY: FRONT GARDEN: Laid mainly to lawn

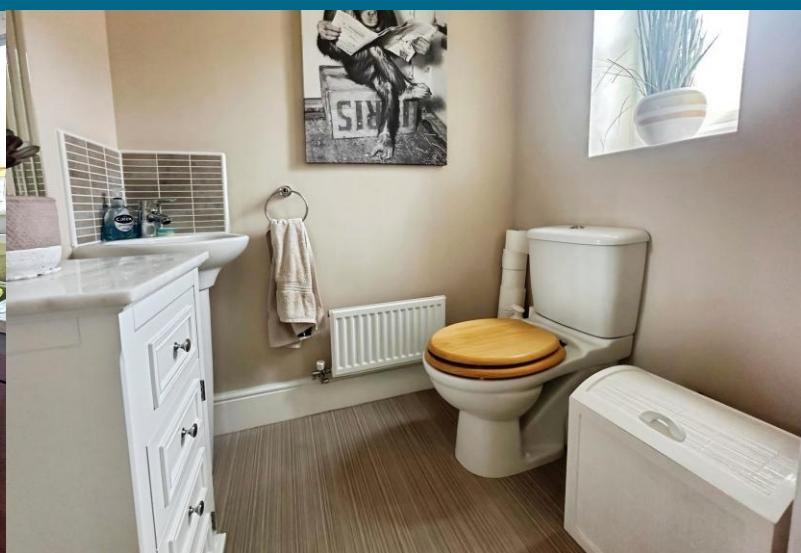
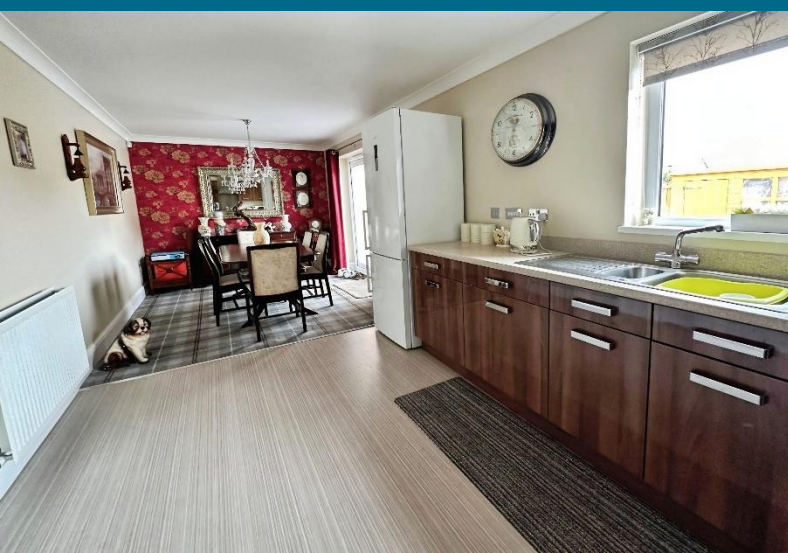
REAR GARDEN: Laid mainly to lawn with patio area, shed.

Single garage detached with electric door, power and lighting.

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PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains

Broadband: Cable

Mobile Signal Coverage Blackspot: No

Parking: Garage/Driveway

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.

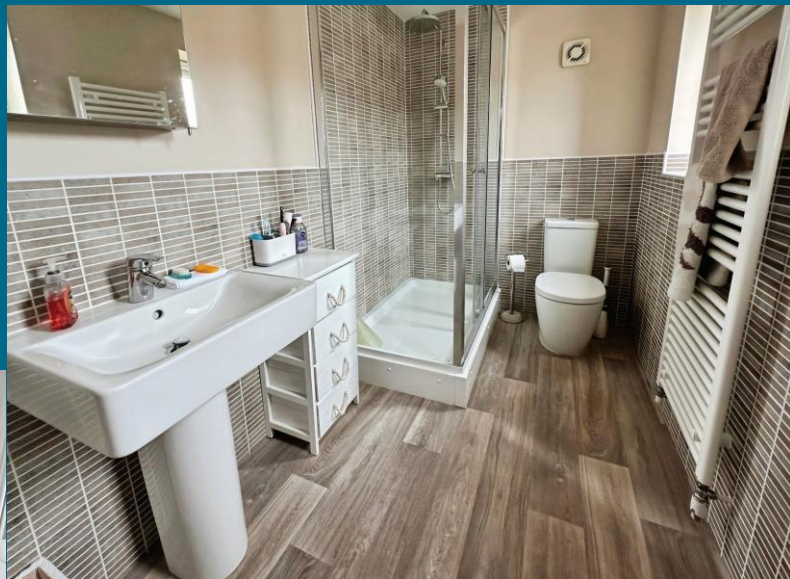
TENURE

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: C

AS00010676 VERSION THREE FG/GD 09/07/2026



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	74 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.

