



Harrogate Court | Ashington | NE63 9FJ

**Asking Price £130,000**

This three-bedroom end-terraced home could offer comfortable and practical living accommodation and would be ideal for first-time buyers or growing families. Requiring a degree of modernisation and some TLC, the property presents an excellent opportunity to personalise.

The ground floor features a lounge with attractive fire surround, a separate dining room with patio doors opening onto the garden, a fitted kitchen with integrated oven and gas hob, and a convenient downstairs cloakroom.

Upstairs, there are three bedrooms, including a main bedroom with fitted wardrobes and en-suite shower room, along with a family bathroom.

Externally, the property benefits from lawned gardens to the front, side and rear, with the rear garden enclosed by fencing.

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Three well-proportioned bedrooms

En-suite shower room to the main bedroom

Bright and spacious lounge with feature fire surround

Downstairs cloakroom/W.C

Separate dining room with patio doors to the garden

Enclosed rear and side gardens

Fitted kitchen with built-in oven and gas hob

For any more information regarding the property please contact us today

**PROPERTY DESCRIPTION:**

**ENTRANCE:** Part glazed composite door

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

**DOWNSTAIRS CLOAKS/W.C.:** hand washbasin, low level w.c., radiator, double glazed window.

**LOUNGE:** 12'6 (3.81) max x 14'7 (4.45) max  
Double glazed front window, single radiator, fire surround, television point.

**DINING ROOM:** 8'1 (2.46) x 10'8 (3.25)  
Double glazed rear patio doors, single radiator, built in cupboard

**KITCHEN:** 7'3 (2.21) x 10'7 (3.22)  
Double glazed rear window, single 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, space for fridge/freezer.

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

**FAMILY BATHROOM:** comprising of, panelled bath, pedestal wash hand basin, low level wc, single radiator, part tiling to walls, double glazed rear window.

**BEDROOM ONE:** 10'3 (3.12) x 10'5 (3.18)  
Double glazed rear window, single radiator, fitted wardrobes.

**EN-SUITE SHOWER ROOM:** Low level wc, pedestal wash hand basin, shower cubicle, mains shower, shower cubicle, part tiling to walls.

**BEDROOM TWO:** 10'2 (3.10) x 7'9 (2.36)  
Double glazed front window with Juliet balcony, single radiator.

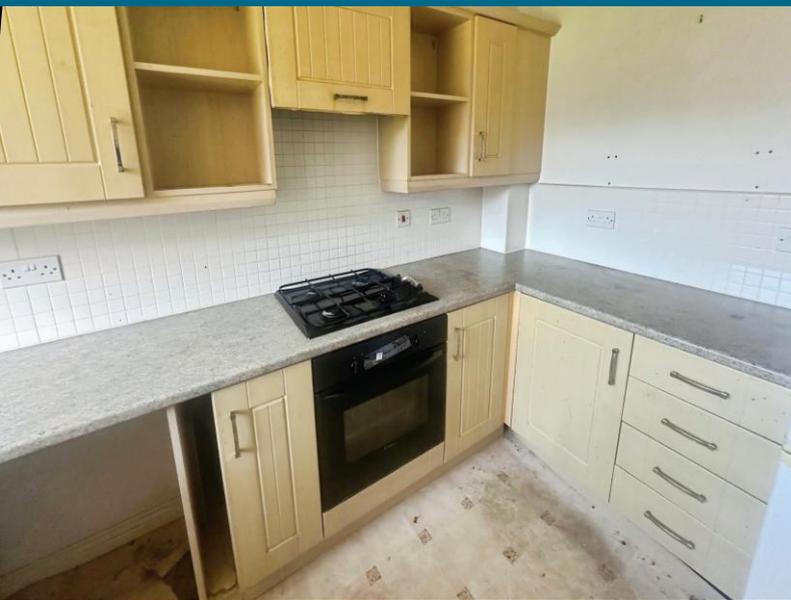
**BEDROOM THREE:** 7'8 (2.33) x 6'7 (2.00)  
Double glazed front window, single radiator, built in cupboard.

**EXTERNALLY:** Front Garden laid mainly to lawn  
Rear and side Garden laid mainly to lawn, bushes and shrubs, screen fencing.

**T: 01670 850 850**

[Ashington@rmsestateagents.co.uk](mailto:Ashington@rmsestateagents.co.uk)

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#### PRIMARY SERVICES SUPPLY

Electricity: TBC  
Water: TBC  
Sewerage: TBC  
Heating: TBC  
Broadband: TBC  
Mobile Signal Coverage Blackspot: No  
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  
Any Other Charges/Obligations: [xx & explain]

**COUNCIL TAX BAND: B**

**EPC RATING: TBC**

AS00010462 GD/FG 04/03/2026 VERSION ONE



T: 01670 850 850

Ashington@rmsestateagents.co.uk

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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.

