



Montgomery Court | Ashington | NE63 9JU

£190,000

Stunning upgraded three-bedroom semi-detached family home close to the Wansbeck Hospital and with excellent transport links. This fantastic house briefly consists of an entrance lobby, living room, modern kitchen diner with integrated appliances and cloakroom downstairs while to the first floor you will find a master bedroom with en suite, two further double bedrooms and a contemporary family bathroom. Externally there is a double drive leading to the garage and lawn to the front and a garden to the rear laid mainly to grass. This is a gorgeous property and we would recommend an internal viewing to appreciate the modern accommodation on offer.

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A Three-Bedroom Semi-Detached Family Home

Modern Kitchen/Diner

Master bedroom with ensuite

Roll Top Bath

Living Room

Downstairs WC

Integrated Garage with power and lighting

Front and Rear Garden

For any more information regarding the property please contact us today

PROPERTY DESCRIPTION:

ENTRANCE PORCH: Useful and versatile porch, glazed composite door to:

DOWNSTAIRS CLOAKS/W.C.: hand washbasin, low level w.c., single radiator, modern flooring.

LOUNGE: 16'3 (4.95) x 10'1 (3.07)

Double glazed front window, single radiator, television point, coving to ceiling, modern flooring, media wall.

KITCHEN/DINING ROOM: 7'2 (2.18) x 18'10 (5.74)

Double glazed rear window, single modern 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, electric hob with extractor fan above, integrated fridge/freezer, tiling to floor, spotlights, double glazed patio doors to rear.

FIRST FLOOR LANDING AREA: Built in storage cupboard, loft access

FAMILY BATHROOM: 9'8 (2.95) x 5'1 (1.55)

3-piece white suite comprising: roll top bath, wash hand basin, low level wc, spotlights, double glazed front window, heated towel rail, tiling to walls, modern flooring,

BEDROOM ONE: 9'2 (2.79) v 10'10 (3.30) to front of robes Double glazed front window, single radiator, coving to ceiling, television point, fitted wardrobes.

EN-SUITE SHOWER ROOM: Double glazed front window, low level wc, wash hand basin, panels to walls, extractor fan, shower cubicle, mains shower, heated towel rail, spotlights, modern flooring.

BEDROOM TWO: 9'1 (2.77) x 11'2(3.40)

Double glazed rear window, single radiator, coving to ceiling television point

BEDROOM THREE: 7'10 (2.69) x 9'5 (2.87)

Double glazed rear window, single radiator, coving to ceiling

EXTERNALLY:

FRONT GARDEN: Laid mainly to lawn, low maintenance garden, double drive leading to garage.

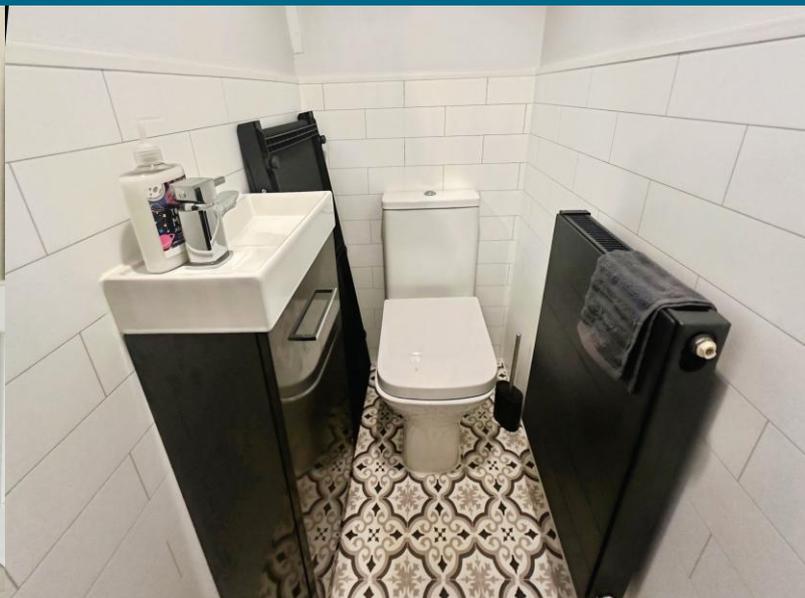
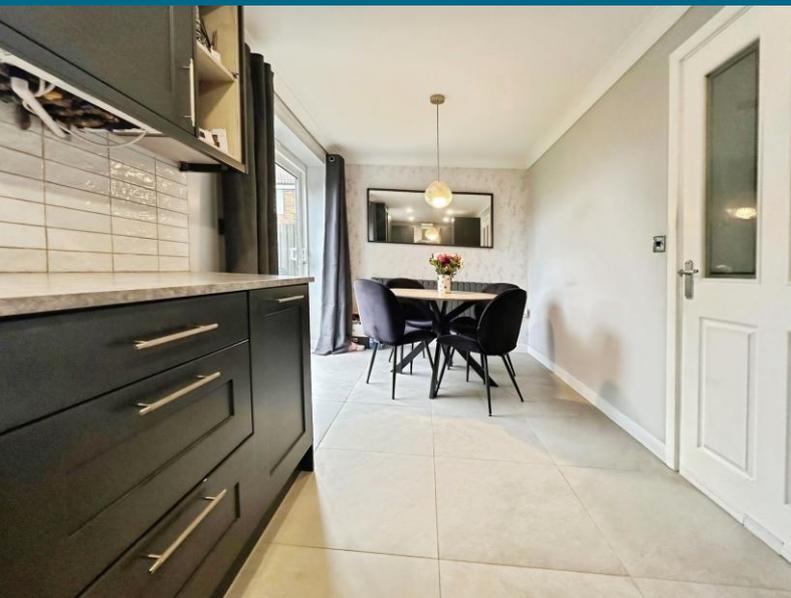
REAR GARDEN: Laid mainly to lawn, bushes and shrubs, screen fencing, patio area, water tap.

GARAGE: Single up and over door, integrated, power and lighting, plumbed for washing machine.

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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/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. -

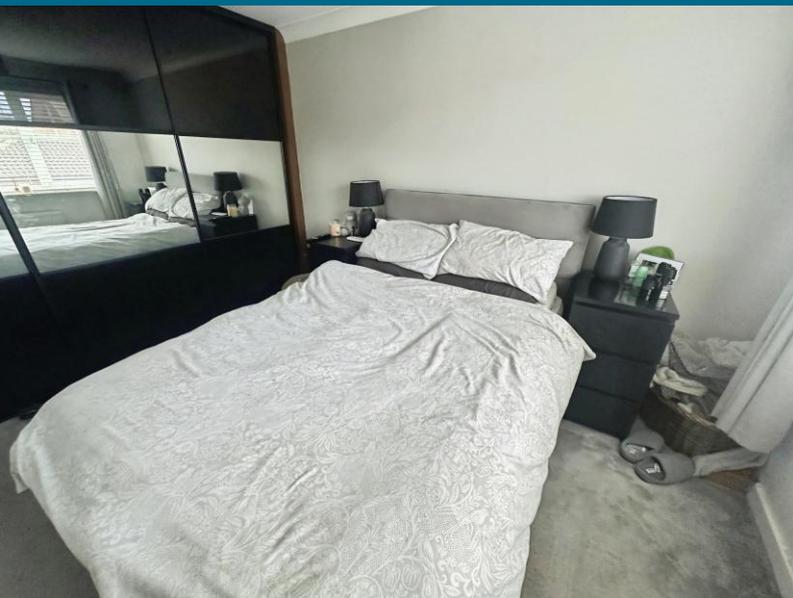
TENURE

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
Any Other Charges/Obligations: [xx & explain]

COUNCIL TAX BAND: B

EPC RATING: C

AS00010499 GD/FG 20/02/2026 VERSION ONE



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 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.

