



Morven Terrace | Ashington | NE63

**£140,000**

The property is entered via a double-glazed entrance porch which leads into a welcoming hallway. The spacious lounge features an electric fire and built-in storage, with double doors opening into the well-appointed kitchen/dining room fitted with a range of units and ample space for appliances. To the first floor are three bedrooms, including a principal bedroom with fitted wardrobes, along with a modern family bathroom. Externally, the property benefits from a low-maintenance front garden and an enclosed rear yard with garage.

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**Three spacious bedrooms**

**Generous kitchen/dining room**

**Bright and comfortable lounge**

**Modern family bathroom**

**Fitted wardrobes to principal bedroom**

**Low maintenance front garden**

**Garage**

**Enclosed rear yard**

For any more information regarding the property please contact us today

#### PROPERTY DESCRIPTION

**ENTRANCE PORCH:** UPVC Entrance Door, double glazed porch, sitting area.

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

**LOUNGE:** 14'5 (4.39) into alcove x 10'11 (3.33)

Double glazed window, radiator, fire surround with electric inset and hearth, built in storage cupboard, television point, coving to ceiling, double doors to kitchen:

**KITCHEN/DINING ROOM :**9'6 (2.90) UP TO 14'3 (4.34) X 16'7 (5.05)

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, tiled splashbacks, space for cooker with extractor fan above, space for fridge/freezer, plumbed for washing machine, modern flooring/carpet in dining area, built in cupboard.

**FIRST FLOOR LANDING AREA:** Loft access

**FAMILY BATHROOM:** 5'5 (1.65) x 6'6 (1.98)

3 piece white suite comprising:

Panelled bath with mains shower, wash hand basin, low level wc, spotlights, double glazed window, tiled flooring, panels to walls.

**BEDROOM ONE:** 10'2 (3.10) x 14'8 (4.47) to front of robes

Double glazed window, television point, fitted wardrobes, radiator.

**BEDROOM TWO:** 8'7 (2.62) x 11'1 (3.38)

Double glazed window, radiator, built in cupboard

**BEDROOM THREE:** 8'1 (2.46) into alcove x 8'1 (2.46)

Double glazed window

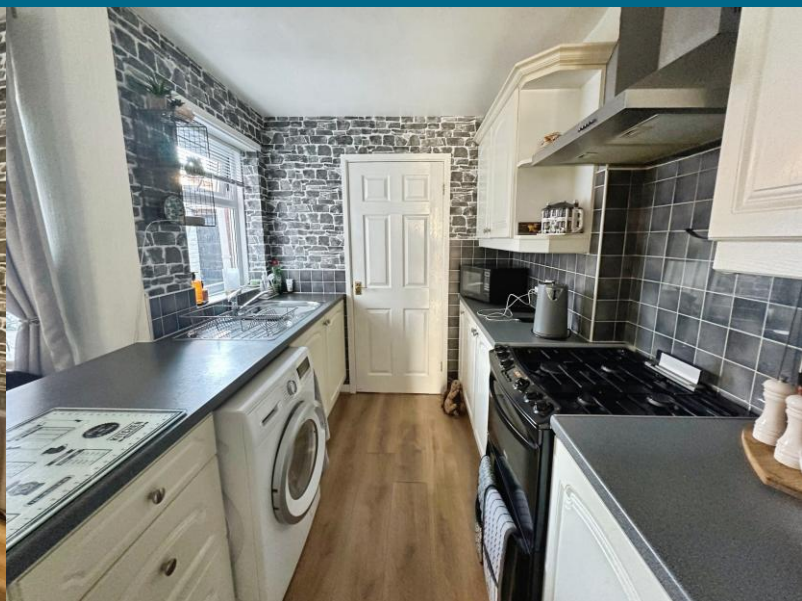
**EXTERNALLY: FRONT GARDEN:** Small low maintenance garden

**REAR GARDEN:** Yard to rear with garage

**T: 01670 850 850**

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

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#### PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains

Broadband: SUPER FIBRE

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.

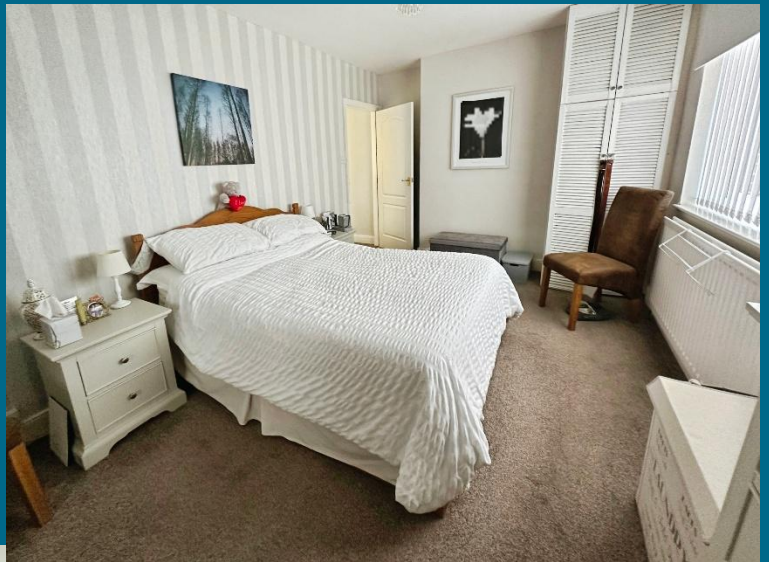
#### TENURE

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: A

EPC RATING: TBC

AS00010700 VERSION ONE FG/GD 13/08/2026



T: 01670 850 850

Ashington@rmsestateagents.co.uk

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## EPC RATING TBC

**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.

