

Field View | Ashington | NE63 8BP

£140,000

This well-presented two-bedroom home offers comfortable and practical accommodation throughout. The property comprises an entrance hallway, ground floor cloakroom/WC, spacious lounge with built-in storage, and a fitted kitchen/dining room featuring integrated cooking appliances, a walk-in cupboard and patio doors leading to the rear garden.

To the first floor are two bedrooms and a family bathroom fitted with a white suite and shower over the bath.

Externally, the property benefits from low-maintenance front and rear gardens, with the rear garden offering a patio area and external water tap. A detached single garage with an up-and-over door provides additional storage and parking.

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Two-bedroom family home

Spacious lounge with built-in storage

Modern kitchen/dining room with patio doors

Ground floor cloakroom/WC

Family bathroom with shower

Low-maintenance front and rear gardens

Detached single garage

For any more information regarding the property please contact us today

PROPERTY DESCRIPTION:

ENTRANCE: Composite front door

ENTRANCE HALLWAY to: Stairs to first floor landing

DOWNSTAIRS CLOAKS/W.C: Low level WC, wash hand basin

LOUNGE: 15'1 (4.59) x 9'11 (3.02)
Double glazed window, radiator, built in storage cupboard, television point.

KITCHEN/DINING ROOM:13'7 (4.15) x 7'10 (2.39)
Double glazed window, range of wall, floor and drawer units with coordinating roll edge work surfaces, stainless steel sink unit and drainer with mixer tap, tiled splashbacks, built in electric fan assisted oven, gas hob with extractor fan above, space for fridge/freezer, plumbed for washing machine and dishwasher, walk in cupboard, double glazed patio doors to rear

FIRST FLOOR LANDING AREA: Loft access, radiator.

FAMILY BATHROOM: 6'0 (1.83) x 7'4 (2.24)
4 piece white suite comprising:
Panelled bath, mains shower over, pedestal wash hand basin, double glazed window, part tiling to walls, low level wc, modern flooring.

BEDROOM ONE: 10'2 (3.10) x 10'3 (3.12)
Double glazed window, built-in cupboard

BEDROOM TWO: 7'4 (2.24) x 12'7 (3.84)
Double glazed window, radiator.

EXTERNALLY: FRONT GARDEN: Laid mainly to lawn, low maintenance garden, fencing surrounds.
REAR GARDEN: Laid mainly to lawn, low maintenance garden, patio area, screen fencing, water tap.
GARAGE: Single detached up and over door.

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PRIMARY SERVICES SUPPLY
Electricity: tbc
Water: tbc
Sewerage: tbc
Heating: tbc
Broadband: tbc
Mobile Signal Coverage Blackspot: tbc
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: B

EPC RATING: B

AS00010697 VERSION ONE FG/GD 30/07/2026



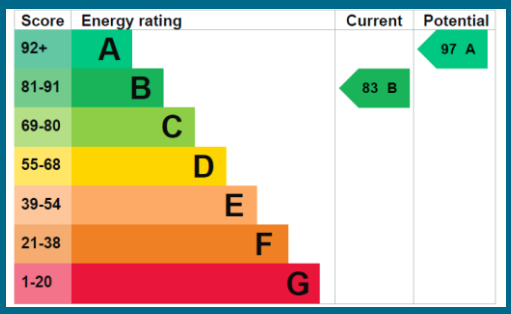


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The Property Ombudsman

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.

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