



Merion Gardens | Ashington | NE63 9GP

**Asking Price £235,000**

An immaculate four-bedroom detached family home in Ashington close to the Wansbeck Hospital and with excellent road links via the A196 and A197. The property boasts a spacious lounge, well designed kitchen diner with good natural light, a useful utility room and cloakroom downstairs. Upstairs there is a beautiful principal bedroom with en suite, three further good-sized bedrooms and a contemporary family bathroom. Externally you will find a double driveway leading to the garage and a large lawned rear garden.

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

**Spacious Lounge**

**Beautifully Presented Kitchen Diner with Integrated Appliances**

**Integral Garage with Door into House**

**Downstairs WC**

**Principal Bedroom with Modern En Suite**

**Three Further Bedrooms**

**Double Driveway to Front and Large Lawned Rear Garden**

**For any more information regarding the property please contact us today**

**PROPERTY DESCRIPTION:**

**ENTRANCE PORCH:** Useful and versatile porch, composite front door to:

**ENTRANCE HALLWAY:** Stairs to first floor landing.

**DOWNSTAIRS CLOAKS/W.C.:** off utility  
Low level WC, pedestal wash hand basin, modern flooring, double glazed window.

**LOUNGE:** 10'10 (3.30) x 15'9 (4.80)  
Double glazed front window, single radiator, television point, archway to Kitchen -Diner

**KITCHEN/DINER:** 18'3 (5.56) X 10'4 (3.15)  
Double glazed rear window, double 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, dishwasher, modern flooring, spotlights, double glazed patio doors to rear, large walk-in cupboard.

**UTILITY ROOM:** 6'0 (1.83) x 5'8 (1.73)  
Modern flooring, composite door to rear.

**FIRST FLOOR LANDING AREA:** Loft access

**FAMILY BATHROOM:** 6'3 (1.91) x 6'9 (2.06)  
3 Piece white suite comprising: paneled bath, mains shower over, pedestal wash hand basin, low level wc, heated towel rail, part tiling to walls, modern flooring.

**BEDROOM ONE:** 14'3 (4.34) into alcove x 10'3 (3.12)  
Double glazed front window, single radiator.

**EN-SUITE SHOWER ROOM:** Double glazed side window, low level wc, pedestal wash hand basin, shower cubicle, mains shower, part tiling to walls, heated towel rail, modern flooring.

**BEDROOM TWO:** 12'9 (3.89) x 9'7 (2.92)  
Double glazed front window, single radiator.

**BEDROOM THREE:** 9'4 (2.84) x 9'7 (2.90)  
Double glazed window to rear, single radiator.

**BEDROOM FOUR:** 7'1 (2.16) X9'7 (2.92)  
Double glazed rear window, single radiator.

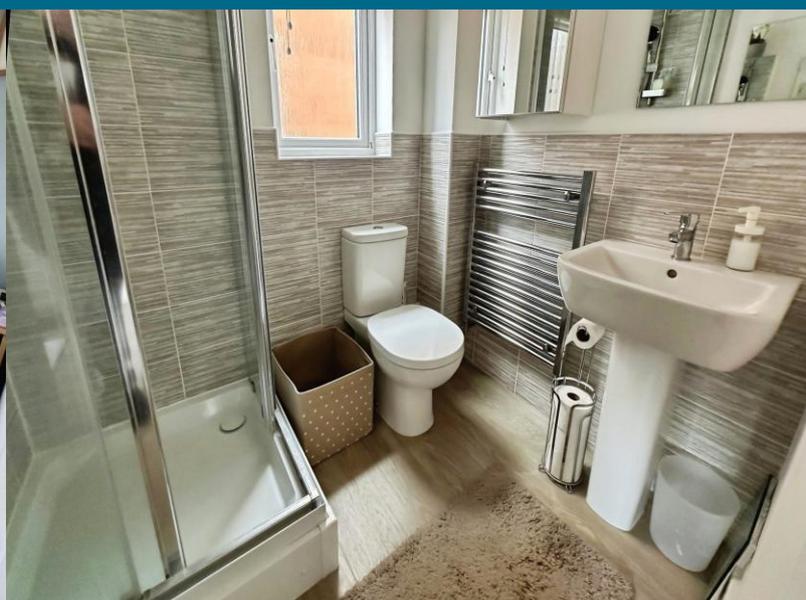
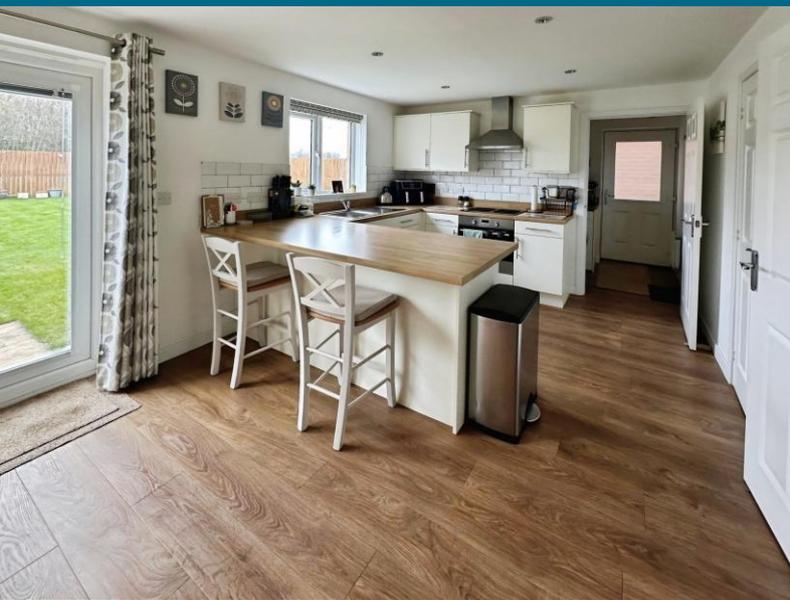
**EXTERNALLY:**

**Front Garden:** Double driveway leading to garage.  
**Rear Garden:** Laid mainly to lawn, bushes and shrubs, water tap, garden shed.  
**Garage:** Single integral garage with up and over door, with power and lighting.

**T: 01670 850 850**

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#### PRIMARY SERVICES SUPPLY

Electricity: tbc

Water: tbc

Sewerage: tbc

Heating: tbc

Broadband: tbc

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: D

EPC RATING: C

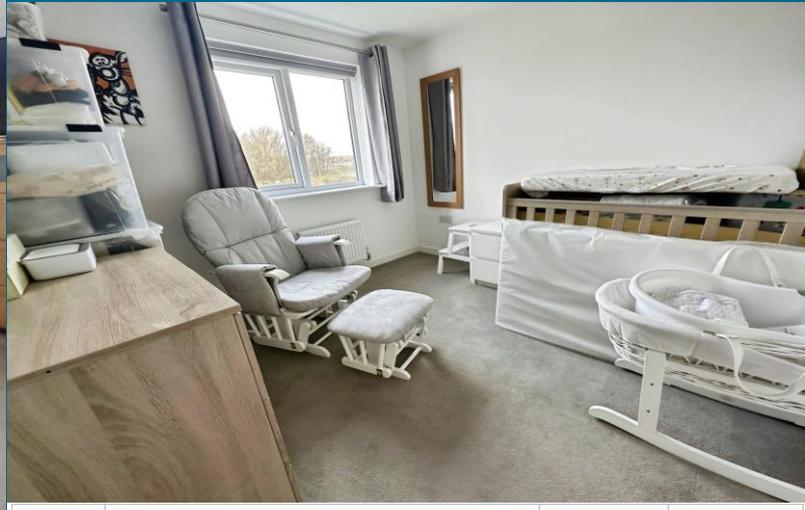
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**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.

