



Wingate Way | Ashington | NE63 8SN

£215,000

A very well presented three-bedroom detached house on the popular Portland Estate in the west end of Ashington. The property briefly consists of a living room, cloakroom, a good-sized modern kitchen diner with integrated appliances and a utility room downstairs. To the first floor you will find three spacious bedrooms, the principal with en suite and a family bathroom. Externally there is a driveway for two cars and a separate garage to the front and a larger than normal rear lawned garden with patio and decking area which benefits from a southerly aspect.

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Three Bedroom Detached Family Home in Ashington

Comfortable Living Room

Spacious Kitchen Diner with Integrated Appliances

Principal Bedroom with En Suite

Good Sized Rear Garden with Southerly Aspect

Downstairs Cloakroom

Popular Location

For any more information regarding the property please contact us today

PROPERTY DESCRIPTION:

ENTRANCE PORCH: Composite front door to:

ENTRANCE HALLWAY: Stairs to first floor, tiled flooring, double radiator, storage cupboard.

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

LOUNGE: 12'11 (3.94) x 12'2 (3.71)
Double glazed front window, single radiator, television point.

KITCHEN/DINING ROOM: 9'3 (2.82) x 17'11 (5.46)
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 taps, tiled splash backs, built in electric fan assisted oven, gas hob with extractor fan above, integrated fridge, freezer, dishwasher, tiling to floor, spotlights, double glazed patio doors to rear.

UTILITY ROOM: 5'7 (1.70) x 5'4 (1.62)
Fitted wall unit with work surface, plumbed for washing machine, built in cupboard, tiled flooring.

FIRST FLOOR LANDING AREA
Double glazed side window, loft access.

FAMILY BATHROOM: 6'10 (2.08) x 5'6 (1.68)

3-piece white suite comprising:
Panelled bath, wash hand basin, low level wc, double glazed side window, single radiator, part tiling to walls, tiled flooring.

BEDROOM ONE: 10'9 (3.28) x 11'4 (3.45) into alcove
Double glazed front window, single radiator.

EN-SUITE SHOWER ROOM:
Double glazed front window, low level wc, wash hand basin, single radiator, shower cubicle with mains shower over, part tiling to walls, tiling to floor.

BEDROOM TWO: 9'3 (2.82) x 9'5 (2.87)
Double glazed rear window, single radiator.

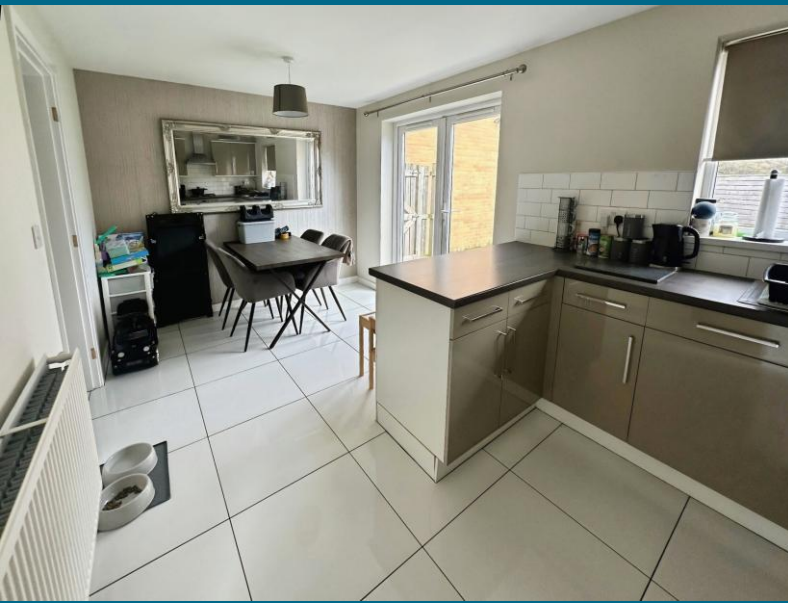
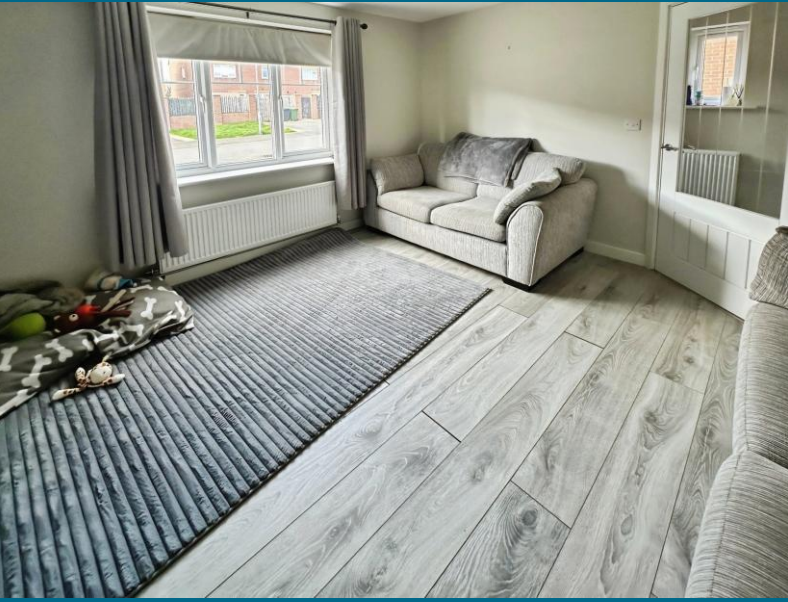
BEDROOM THREE: 9'5 (2.87) x 8'6 (2.59)
Double glazed rear window, single radiator.

EXTERNALLY:
FRONT GARDEN: laid mainly to lawn
REAR GARDEN: Large garden laid mainly to lawn, patio area and decking, screen fencing.
GARAGE: Single detached with 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: 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: B

EPC RATING: C

AS00010540 08/04/2026 VERSION ONE FG/GD



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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 86 B |
| 69-80 | C | 73 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.



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