



Rosalind Street | Ashington | NE63 9BB

**£89,950**

Fantastic two-bedroom terraced house overlooking Hirst Park close to local shops and schools. This stunning property briefly consists of an entrance hallway, living room with bay window, large dining room and a fantastic, recently installed Wren kitchen with integrated appliances downstairs. Upstairs you will find two double bedrooms with fitted robes and a modern shower room. Externally there is a smart small front garden, a rear yard, and a single garage with electric door. This is an excellent property and we would thoroughly recommend an internal viewing to appreciate the accommodation on offer.

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**Stunning Two Bedroom Terraced Home  
Overlooking Hirst Park, Ashington**

**Beautiful Fitted Wren Kitchen**

**Well Presented Lounge and Dining  
Rooms**

**Two Good sized Bedrooms**

**Modern Shower Room**

**Low Maintenance Front Garden**

**Large Single Garage with Electric Door**

**Freehold**

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

**PROPERTY DESCRIPTION:**

**ENTRANCE:** UPVC Front door

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

**LOUNGE:** 11'7 (3.53) into alcove x 14'11 (4.55) into bay  
Double glazed front window, double radiator, television point, coving to ceiling, ceiling rose, picture rail, archway to:

**DINING ROOM:** 13'1 (3.99) x 12'7 (3.84)  
Double glazed rear window, double radiator, picture rail, two built in cupboards, coving to ceiling, ceiling rose.

**KITCHEN:** 14@10 (4.52) x 6'8 (2.03)  
Double glazed rear window, large modern radiator, range of wall, floor and drawer units with coordinating square edge work surfaces, coordinating sink unit and drainer with mixer tap, splash backs. Built in electric fan assisted oven, integrated fridge/freezer, plumbed for washing machine, tiling to floor, spotlights, double glazed door to rear.

**FIRST FLOOR LANDING AREA:**  
Loft access, double radiator, laminate flooring.

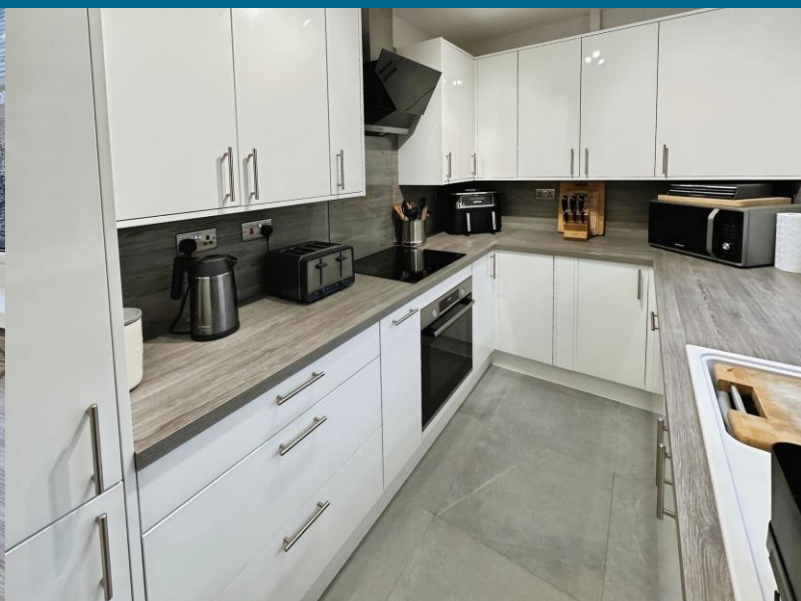
**FAMILY BATHROOM:** 3 Piece white suite comprising:  
Walk in shower with mains shower, pedestal wash hand basin, low level wc, spotlights, double glazed rear window, heated towel rail, part tiling to walls, tiled flooring, extractor fan.

**BEDROOM ONE:** 12'10 (3.91) x 13'1 (3.99) into alcove.  
Double glazed front window, coving to ceiling, modern flooring, double radiator, sliding fitted wardrobes.

**BEDROOM TWO:** 10'9 (3.28) x 8'3 (2.52) into alcove  
Double glazed rear window, double radiator, sliding fitted wardrobes, coving to ceiling.

**EXTERNALLY:**  
**FRONT GARDEN:** Low maintenance garden  
**REAR YARD:** Private  
**GARGAE:** Large single attached garage with an garage door, with power and lighting.







#### PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains

Broadband: Tbc

Mobile Signal Coverage Blackspot: No

Parking: Garage/On street parking

#### 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

AS00010470 GD/FD 4/02/2026 Version one



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EPC TBC

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**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.

