



Formby Crescent | Ashington | NE63 9ZG

£285,000

This well-presented spacious four-bedroom detached family home offers flexible accommodation ideal for modern living. The ground floor features a bright lounge, a stylish open-plan kitchen/dining room with integrated appliances and patio doors opening onto the rear garden, complemented by a separate utility area and ground floor WC.

Upstairs, the property benefits from a generous principal bedroom with en suite, three further well-proportioned bedrooms, a study, and a modern family bathroom.

Externally, the home enjoys a lawned front garden with driveway parking, and an enclosed rear garden mainly laid to lawn with a patio seating area.

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Spacious And Well-Presented Family Home

Stylish open-plan kitchen/dining room with integrated appliances

Separate utility area with ground floor WC

Four further well-proportioned bedrooms

Lawned front garden with driveway and enclosed rear garden with patio area

Generous principal bedroom with en suite shower room

For any more information regarding the property please contact us today

PROPERTY DESCRIPTION:

ENTRANCE HALLWAY: Stairs to first floor landing, modern flooring, single radiator

CLOAKS/WC: off the Utility room: 4'10 (1.47) x 6'7 (2.00)
Low level wc, pedestal wash hand basin, modern flooring, extractor fan, double glazed window.

LOUNGE: 16'3 (4.95) x 11'0 (3.35)
Double glazed front window, double radiator, television point.

KITCHEN / DINING ROOM: 10'0 (3.05) x 17'10 (5.44)
Double glazed rear window, range of wall, floor and drawer units with coordinating roll edge work surfaces, coordinating sink unit and drainer with mixer tap, built in electric fan assisted double oven, gas hob with with extractor fan integrated fridge, freezer, and dishwasher, modern flooring, spotlights, double glazed patio doors to rear.

UTILITY AREA: 6'7 (2.00) x 4'11 (1.50)
Fitted wall and base units/work surface, space for fridge, plumbed for washing machine, modern flooring.

FIRST FLOOR LANDING: Loft access, single radiator, built in storage cupboard.

FAMILY BATHROOM: 6'9 (2.06) x 6'1 (1.85)
3 Piece white suite comprising: panelled bath, pedestal wash hand basin, low level wc, spotlights, double radiator, modern flooring, extractor fan, double glazed side window.

BEDROOM ONE: 10'11 (3.33) x 15'2 (4.62)
Double glazed front window, single radiator

EN SUITE: Double glazed front window, low level wc, pedestal wash hand basin, extractor fan, large shower cubicle, part tiling to walls, heated towel rail, modern flooring.

BEDROOM TWO: 9'10 (2.99) x 10'2 (3.10)
Double glazed front window, single radiator.

BEDROOM THREE: 10'10 (3.30) x 11'4 (3.45)
Double glazed rear window, single radiator

BEDROOM FOUR: 9'4 (2.84) x 9'6 (2.90)
Double glazed rear window, single radiator

STUDY: 6'2 (1.88) x 7'4 (2.24)
Double glazed rear window, single radiator

BATHROOM: 6'9 (2.06) x 6'1 (1.85)
3-piece white suite comprising:
Panelled bath, pedestal wash hand basin, low level wc, spotlights, double radiator, part tiling to walls, modern flooring, extractor fan.

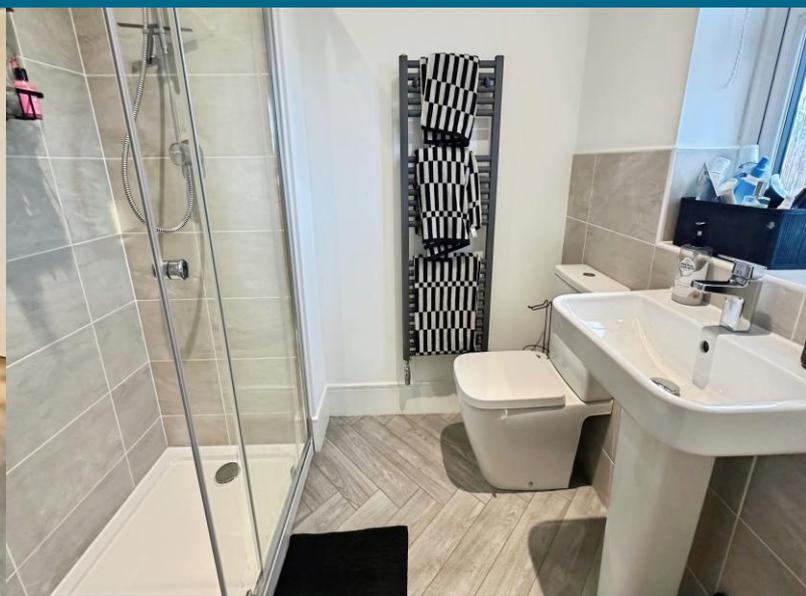
EXTERNALLY: FRONT GARDEN: Laid to lawn, driveway.
REAR GARDEN: Laid mainly to lawn, patio area, screen fencing.

GARAGE: converted

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PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Mains
Broadband: Fibre to premises
Mobile Signal Coverage Blackspot: No
Parking: 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: B

AS00010454 GD/FG VERSION ONE 16/02/2026





Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	84 B	
69-80	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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