



Rosalind Street | Ashington | NE63

£95,000

A spacious four-bedroom home offering flexible accommodation over two floors. The property comprises a lounge, dining room, fitted kitchen, downstairs WC and a versatile fourth bedroom/study. To the first floor are three bedrooms and a family bathroom accessed via Bedroom One. Externally, there is a low-maintenance front garden together with a private rear yard and garage. Ideal for families or those requiring additional home office space.

RMS | Rook
Matthews
Sayer



3



2



1

Four-bedroom family home

Spacious lounge and dining room

Modern fitted kitchen

Ground floor bedroom/study

Downstairs WC

Family bathroom with four-piece suite

Garage and private rear yard

Low-maintenance front garden

For any more information regarding the property please contact us today

PROPERTY DESCRIPTION

ENTRANCE: Though double-glazed patio doors

REAR HALLWAY: Double glazed door, stairs to first floor landing

LOUNGE: 11'3 (3.43) into alcove x 13'3 (4.04)
Double glazed front patio doors, radiator, fire surround, modern flooring, large arch to:

DINING ROOM: 15'5 (4.70) x 13'11 (4.24)
Double glazed rear door, radiator, fireplace, built in cupboard, modern flooring

BEDROOM FOUR/STUDY: 7'8 (2.33) x 13'3 (4.04)
Double glazed window, radiator, modern flooring.

DWNSTAIRS CLOAKS/WC: pedestal hand basin, low level wc

KITCHEN: 10'0 (3.05) x 8'0 (2.44)
Double glazed window, radiator, range of floor units with coordinating roll edge work surfaces, stainless steel sink unit and drainer with mixer tap.

FIRST FLOOR LANDING AREA:

FAMILY BATHROOM: 8'0 (2.44) x 14'10 (4.52) access through bedroom one
4-piece white suite comprising:
Corner panelled bath, pedestal wash hand basin, shower cubicle with electric shower, low level wc, radiator, four double glazed windows.

BEDROOM ONE: 13'9 (4.19) x 14'3 (4.34)
Double glazed window, coving to ceiling, radiator, fitted wardrobes, two built in cupboards.

BEDROOM TWO: 10'11 (3.33) into alcove x 13'6 (4.12)
Double glazed window, radiator

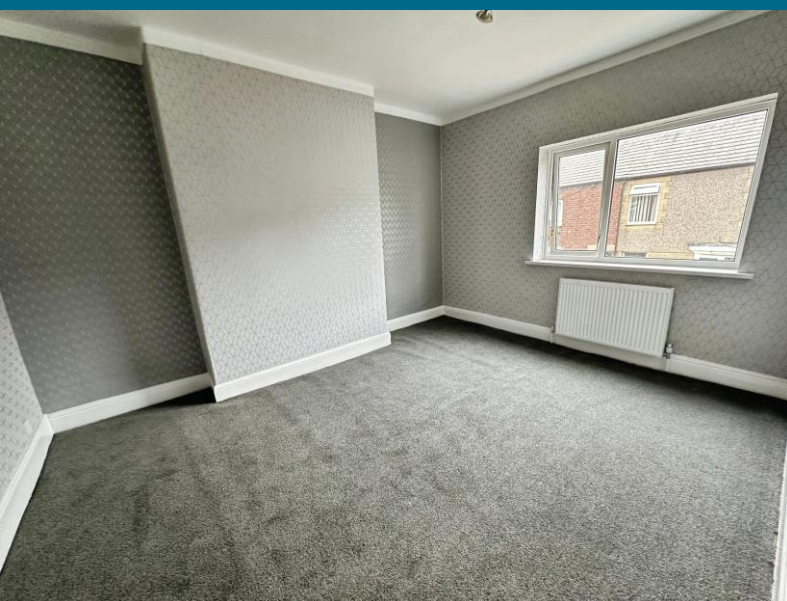
BEDROOM THREE: 7'11 (2.41) x 9'7 (2.92)
Double glazed window, radiator

EXTERNALLY: FRONT GARDEN: Low maintenance garden
Rear: Garage and private yard

T: 01670 850 850

Ashington@rmsestateagents.co.uk

RMS | Rook
Matthews
Sayer



PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains

Broadband: FTTP

Mobile Signal Coverage Blackspot: No

Parking: Garage

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: C

AS00010416 VERSION ONE GD/FG 11 08 2026



T: 01670 850 850

Ashington@rmsestateagents.co.uk

RMS | Rook
Matthews
Sayer



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	69 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.



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.