



Ridsdale Square | Ashington | NE63 8AJ

Offers Over £150,000

A well-presented three-bedroom terraced home offering practical living space throughout.

The property comprises an entrance hallway with stairs to the first floor, a front-facing lounge, and a spacious dining kitchen fitted with a range of units, integrated oven, gas hob, dishwasher, and space for appliances. A separate utility room provides additional storage and laundry space.

To the first floor are three bedrooms, a family bathroom with bath and wash basin, and a separate WC. Externally, the property benefits from a south-facing front garden laid mainly to lawn with decking and patio areas, along with a single attached garage with power and lighting.

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Three Bedroom Terraced Family Home

Spacious Dining Kitchen

Separate Utility Room

Front Facing Lounge

Family Bathroom and Separate WC

Double Glazing Throughout

South Facing Front Garden

Attached Garage with Power and Lighting

For any more information regarding the property please contact us today

PROPERTY DESCRIPTION:

ENTRANCE: UPVC Front door part glazed.

ENTRANCE HALLWAY: Stairs to first floor landing, single radiator, double glazed front window.

LOUNGE: 12'2 (3.71) x 11'4 (3.45)
Double glazed front window, single radiator, television point.

DINING / KITCHEN ROOM: 16'7 (5.05) x 11'11 (3.62)
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 splashbacks, built in electric fan assisted double oven, gas hob with extractor fan above, space for fridge/freezer, integrated dishwasher, modern flooring.

UTILITY ROOM: 5'4 (1.62) X 7'7 (2.31)
Double glazed rear window, base units/work surface, stainless steel sink unit with mixer taps, plumbed for washing machine, single radiator, tiled flooring.

FIRST FLOOR LANDING AREA: loft access partially boarded.

FAMILY BATHROOM: 2 Piece white suite comprising:
Panelled bath, wash hand basin, double glazed rear window, heated towel rail, tile effect panelling.

SEPARATE TOILET: low level wc, wash hand basin, double glazed

BEDROOM ONE: 10'5 (3.18) x 12'5 (3.78)
Double glazed front window, single radiator.

BEDROOM TWO: 9'5 (2.87) x 11'11 (3.63)
Double glazed rear window, single radiator.

BEDROOM THREE: 6'4 (1.93) x 8'1 (2.46)
Double glazed front window, single radiator, built in cupboard.

EXTERNALLY:

FRONT GARDEN: South facing small garden laid mainly to lawn, decking and patio.

GARAGE: Single attached up and over garage door, power and lighting.

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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.

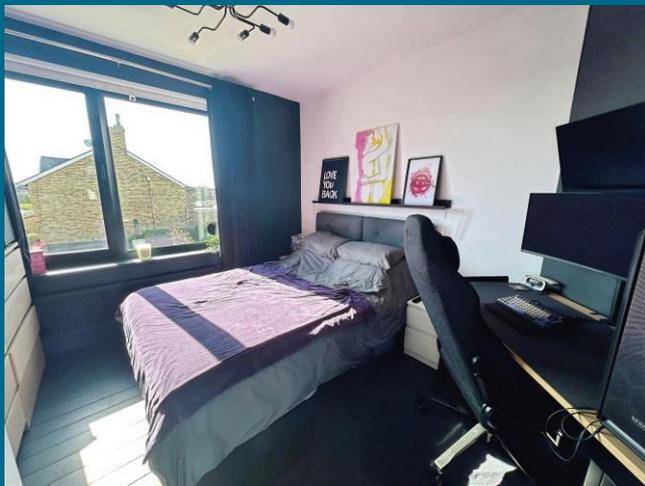
TENURE

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

AS00010221 FG/GD 18/03/2026 VERSION TWO



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	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.

