



Corbridge Terrace | Ashington | NE63 8UT

**AUCTION GUIDE PRICE £195,000**

For Sale by Auction: Monday 31st March, Option 2, Terms and Conditions apply.

Stunning three-bedroom detached family home on the popular Portland estate in Ashington. The property briefly comprises of an entrance hallway, living room, modern kitchen diner, utility and cloakroom on the ground floor. To the first floor there are three good sized bedrooms the master with en suite and fitted robes and a contemporary family bathroom. Externally you will find a low maintenance rear garden with artificial lawn and patio area and a driveway to the separate garage. The property has the advantage of having no onward chain. Viewing recommended.

ROOK  
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**Three Bedrooms**

**Situated on the Portland Estate**

**Detached Family Home**

**Modern Kitchen Diner**

**Ground Floor WC**

**Spacious Garden to Rear**

For any more information regarding the property please contact us today

#### PROPERTY DESCRIPTION:

##### ENTRANCE HALLWAY

Composite part glazed entrance door, stairs to first floor landing, laminate flooring, single radiator.

##### CLOAKS/WC off utility

Low level WC, wash hand basin (set in vanity unit), tiling to floor, extractor fan, single radiator, spotlights.

##### LOUNGE 18'6 (5.64) x 10'2 (3.10)

Double glazed window to front, double glazed patio doors to rear, 2 single radiators, television point.

##### KITCHEN/DINING ROOM 18'6 (5.64) x 9'6 (2.90)

Double glazed windows to front and side, single radiator, range of wall, floor and drawer units with co ordinating roll edge work surfaces, co ordinating sink unit and drainer with mixer tap, upstanding splash backs, built in electric fan assisted oven, gas hob with extractor fan above, space for fridge/freezer, tiling to floor, spotlights.

##### UTILITY ROOM 6'3 (1.91) x 5'1 (1.55)

Fitted wall and base units, plumbed for washing machine, single radiator, tiled flooring.

##### FIRST FLOOR LANDING

Double glazed window to rear, loft access, built in storage cupboard, single radiator.

##### BEDROOM ONE 18'7 (5.66) max x 10'5 (3.18)

Double glazed windows to front and side, 2 single radiators, fitted wardrobes.

##### EN SUITE recently refurbished

Double glazed window to front, low level WC, wash hand basin (set in vanity unit, heated towel rail, cladding to walls, part tiling to walls, tiled flooring.

##### BEDROOM TWO 10 '6 (3.20) x 8'7 (2.62)

Double glazed window to front and side, single radiator.

##### BEDROOM THREE 8'11 (2.72) x 7'7 (2.31)

Double glazed window to side, single radiator.

##### BATHROOM/WC

3 piece suite comprising panelled bath, low level WC, wash hand basin (set in vanity unit), double glazed window to front, heated towel rail, part tiling to walls, tiled flooring.

##### FRONT GARDEN

Low maintenance garden, driveway leading to garage.

##### REAR GARDEN

Low maintenance garden, patio area, screen fencing.

##### GARAGE

Detached.

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#### PRIMARY SERVICES SUPPLY

Electricity: Mains  
Water: Mains  
Sewerage: Mains  
Heating: Gas  
Broadband:  
Mobile Signal Coverage Blackspot: No  
Parking: Garage/Driveway

#### 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: C

#### EPC RATING: C

AS00010296.GD.LD.24/02/2026 V3 amended 17/03/2026

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Each auction property is offered at a guide price and is also subject to a reserve price. The guide price is the level where the bidding will commence. The reserve price is the seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price, which may be up to 10% higher than the guide price, is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and including the day of the auction. The successful buyer pays a £2000+VAT (total £2400) Auction Administration Fee.

Joint Agents: The Agents Property Auction Ltd.



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	75 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



**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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