



Hawthorn Road | Ashington | NE63 9AU

**£45,000**

Three-bedroom terraced house in Ashington close to the town centre and with excellent transport links. The property needs updating and comprises of a living room, dining room, kitchen, and bathroom downstairs. Upstairs there are three good sized bedrooms one with a cloakroom/WC. Externally you will find a small front garden and a rear yard. No onward chain.

ROOK  
MATTHEWS  
SAYER



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**Three-bedroom terraced house in central Ashington**

**No onward chain**

**Double glazing**

**EPC:TBC**

**Updating required**

**Freehold**

**Ideal for developers**

**Council tax band: A**

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

ENTRANCE: UPVC Entrance door.

LOUNGE: 13'2 (4.01) X 17'9 (5.41) into alcove  
Double glazed front window, electric heater, picture rail.

DINING ROOM: 13'11 (4.24) X 12'4 (3.76)  
Double glazed rear window, built in cupboard.

KITCHEN: 6'8 (2.03) X 7'4 (2.24)  
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, tiled splashbacks, built in electric fan assisted oven, electric hob.

BEDROOM ONE: 14'4 (4.37) X 12'3 (3.73)  
Double glazed rear window, built in cupboard

EN SUITE: Double glazed rear window, low level WC, wash hand basin.

BEDROOM TWO: 13'5 (4.09) X 10'3 (3.12)  
Double glazed front window

BEDROOM THREE: 7'2 (2.18) X 10'4 (3.15)  
Double glazed front window

BATHROOM/WC: 3-piece white suite comprising: panelled bath, electric shower over, pedestal wash hand basin, low level wc, double glazed rear window, tiling to walls.

Small front garden low maintenance, yard to rear.







### PRIMARY SERVICES SUPPLY

Electricity: TBC

Water: TBC

Sewerage: TBC

Heating: TBC

Broadband: TBC

Mobile Signal Coverage Blackspot: No

Parking: TBC

### 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. The North East region is famous for its rich mining heritage. We have been advised that the property is known to be at risk from mining activities in the locality, therefore please speak with your conveyancer for further information.

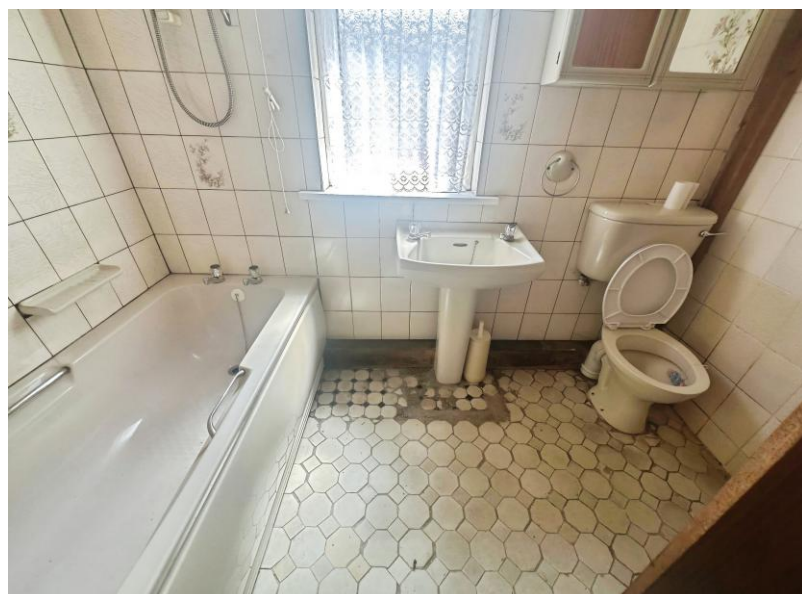
### TENURE

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**

AS00010293 GD/FG Version one



**T: 01670 850 850**

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EPC RATING  
TBC

**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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