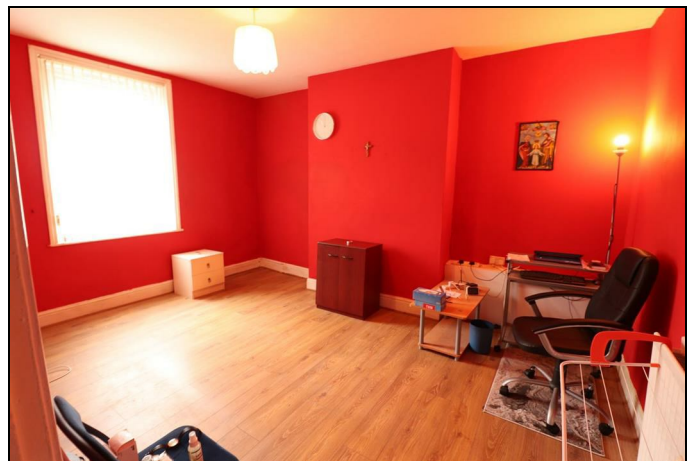
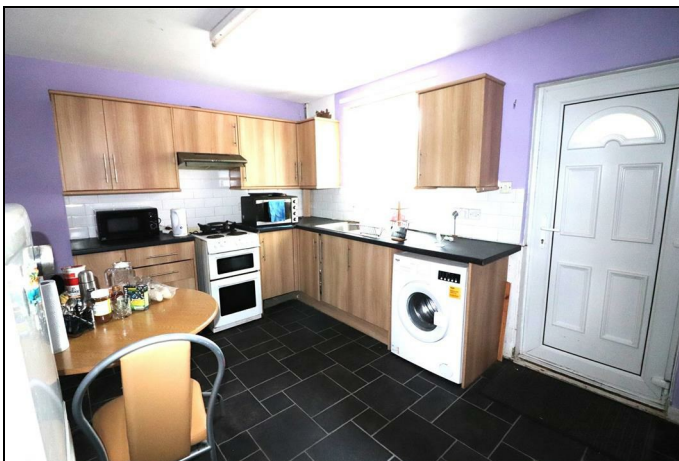


# RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

116 HAWTHORN ROAD ASHINGTON NORTHUMBERLAND NE63 9BG



- THREE BEDROOM MID TERRACE
- DECEPTIVELY SPACIOUS ACCOMMODATION
- OPEN-PLAN BREAKFASTING KITCHEN
- EPC RATING C

- IDEALLY SITUATED
- FIRST FLOOR BATHROOM / WC
- COUNCIL TAX BAND A
- IDEAL FOR FIRST TIME BUYER / INVESTOR

**Asking Price £74,950**

# 116 HAWTHORN ROAD ASHINGTON NORTHUMBERLAND NE63 9BG

**\*\*Situating in a prominent position\*\*** a deceptively SPACIOUS mid terraced property offering ideal accommodation to the FIRST TIME BUYER or possible INVESTOR. The house which benefits from upvc double glazed windows and combi gas heating. Comprises of entrance hall leading to front living room, open plan breakfasting kitchen, three first floor bedrooms plus combined bathroom. Externally there is a yard to rear with outbuildings, small town garden.

## GROUND FLOOR

### ENTRANCE LOBBY

### HALLWAY

Radiator.

### LIVING ROOM

11'3 x 14'11 (3.43m x 4.55m)

Double glazed window, radiator, laminate flooring.



### BREAKFASTING KITCHEN

Range of floor units with work surface, tiled splash back. radiator. Built in understairs cupboard, double glazed door, double glazed window, sink with drainer and mixer tap.



## FIRST FLOOR

### LANDING

Storage cupboard housing the combi boiler.

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## BEDROOM ONE

14'9 x 9'7 (4.50m x 2.92m)

Double glazed window, radiator.



## BEDROOM TWO

7' x 10'6 (2.13m x 3.20m)

Double glazed window, radiator.



## BEDROOM THREE

10'3 x 8'2 (3.12m x 2.49m)

Double glazed window, radiator.

## BATHROOM

Panelled bath, wash hand basin, low level wc, double glazed window, radiator.



## EXTERNAL

### REAR

Yard to the rear with outbuildings.



## TENURE:

WE UNDERSTAND THE PROPERTY IS FREEHOLD. HOWEVER, WE ARE NOT QUALIFIED TO VERIFY THE TENURE ON ANY PROPERTY AND YOUR SOLICITOR SHOULD BE CONSULTED REGARDING THIS.

# 116 HAWTHORN ROAD ASHINGTON NORTHUMBERLAND NE63 9BG

## MORTGAGES

Why not make an appointment to speak to our Independent Mortgage Adviser?

### PLEASE NOTE:

Your home may be repossessed if you do not keep up repayments on your mortgage.

Oracle Financial Planning Limited will Pay Rickard 1936 Ltd a referral fee on completion of any mortgage application

## FILE NUMBER

PLEASE QUOTE REFERENCE NO:

## STANDARD INFORMATION

These particulars are produced in good faith, and are set out as a general guide only, they 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. No apparatus, equipment, fixtures, fittings or services have been tested and it is the buyer's responsibility to seek confirmation as to the working condition of any appliances.

As the agent we have not sought to verify the legal title of the property and verification must be obtained from a solicitor.

Fixtures and fittings that are specifically mentioned in these particulars are included in the sale, all others in the property are specifically excluded.

Photographs are produced for general information and it must not be inferred that any item is included for sale within the property.

## MATERIAL INFORMATION ASHINGTON

Material information is no substitute for professional advice, and consumers should be aware that the information collected may not accurately reflect the full extent of the property condition which would be covered through a home survey.

Efforts have been made to ascertain as much information as possible with regards to material information but this information is not exhaustive and cannot be fully relied upon, purchasers will need to seek further clarification from their legal advisor.

Electricity Supply - Mains

Water Supply - Mains

Sewerage Supply - Mains

Heating - Mains GCH

Broadband - Available - Including Standard - Superfast broadband. (Ofcom Broadband checker Feb 2024)

Flood Risk - River and Sea - Very Low Risk

Planning Permission - There are currently no planning permission for 116 Hawthorn Road

<https://publicaccess.northumberland.gov.uk/online-applications/simpleSearchResults.do?action=firstPage>

Coalfield & Mining Areas - The Coal Authority indicate that this property is located on coalfield. Your legal advisor will be able to advise you of any implications of this.

There has been no failed transactions on the property, please contact us should you wish further information.

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**MORTGAGE**

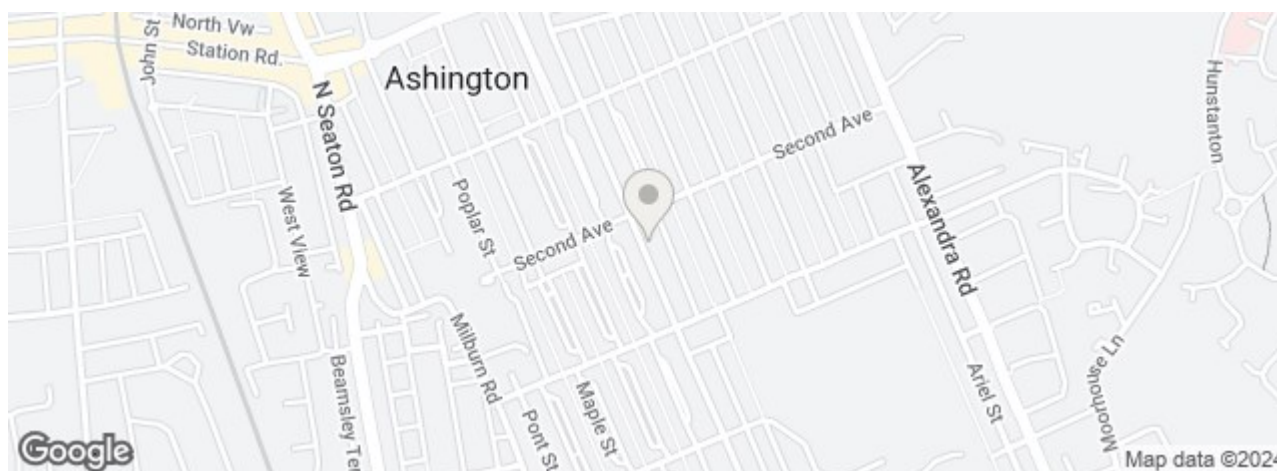
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# Energy Efficiency Rating

|   | Current   | Potential |
|---|-----------|-----------|
| Very energy efficient - lower running costs |           |           |
| (92 plus) <b>A</b>                          |           |           |
| (81-91) <b>B</b>                            |           | <b>86</b> |
| (69-80) <b>C</b>                            | <b>72</b> |           |
| (55-68) <b>D</b>                            |           |           |
| (39-54) <b>E</b>                            |           |           |
| (21-38) <b>F</b>                            |           |           |



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