

RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

219A HAWTHORN ROAD ASHINGTON NORTHUMBERLAND NE63 0QU



- LARGER STYLE FIRST FLOOR FLAT
- TWO BEDROOMS/TWO RECEPTION ROOMS
- VACANT POSSESSION
- ENERGY RATING E

- UPVC D. GLAZING / GAS C.H. (LOFT SPACE)
- FITTED KITCHEN
- READY TO MOVE INTO
- GARDEN + YARD

Offers In The Region Of £46,950

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A larger style first floor flat which has the benefit of ownership of the front garden and the rear yard area which has double gates. The accommodation has uPVC double glazing and gas central heating. Front Entrance Hall and a rear entrance, Lounge with fireplace, Dining Room, fitted kitchen, Two Bedrooms, part tiled bathroom with white suite and independent shower cubicle. Situated in an established residential area South of the Town Centre. An ideal first time buy/investment purchase, ready to move into.

GROUND FLOOR

FRONT ENTRANCE

uPVC double glazed entrance door.

HALL

Radiator, stairs to first floor.

FIRST FLOOR

LANDING

Loft hatch.

LOUNGE

14'3 x 12'3 to alcove (4.34m x 3.73m to alcove)

Feature fireplace with wood surround, marble backdrop, gas fire, coving double radiator, uPVC double glazed window to front, wide opening to:-



DINING ROOM

13'6 x 10'2 (4.11m x 3.10m)

plus built in cupboard, gas fire with central heating back boiler, radiator, uPVC double glazed window.



VIEW OF DINING ROOM THROUGH TO LOUNGE



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KITCHEN

10'7 x 6'6 (3.23m x 1.98m)

Fitted floor, drawer and wall units with roll edge worktops, single drainer stainless steel sink unit, electric cooker point, plumbing for automatic washer, uPVC double glazed window.



BEDROOM 1

10'1 x 7'7 (3.07m x 2.31m)

Double radiator, uPVC double glazed window.



BEDROOM 2

7'8 x 9'9 (2.34m x 2.97m)

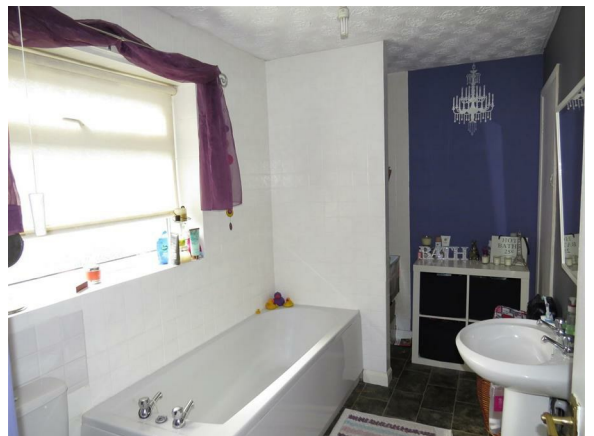
Fitted wardrobes, uPVC double glazed window.



BATHROOM/WC

10'8 x 6'1 (3.25m x 1.85m)

Plus built in cupboard. White suite comprising panel bath, pedestal wash basin, close coupled w.c., part tiled, radiator, independent tiled shower cubicle.



EXTERNAL

Garden to front. Yard to rear with double gates.

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TENURE:

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

AGENTS NOTE

VENDOR WILL INCLUDE ITEMS OF FURNITURE IF REQUIRED BY PURCHASER

MORTGAGES

Why not make an appointment to speak with our independent mortgage advisor who has access to the whole of the market. (your home is at risk if you do not keep up repayments on your mortgage or any other loans secured on it.

VIEWING

BY APPOINTMENT WITH OUR ASHINGTON OFFICE (01670) 812145/ashington@rickard.uk.com

FILE NUMBER

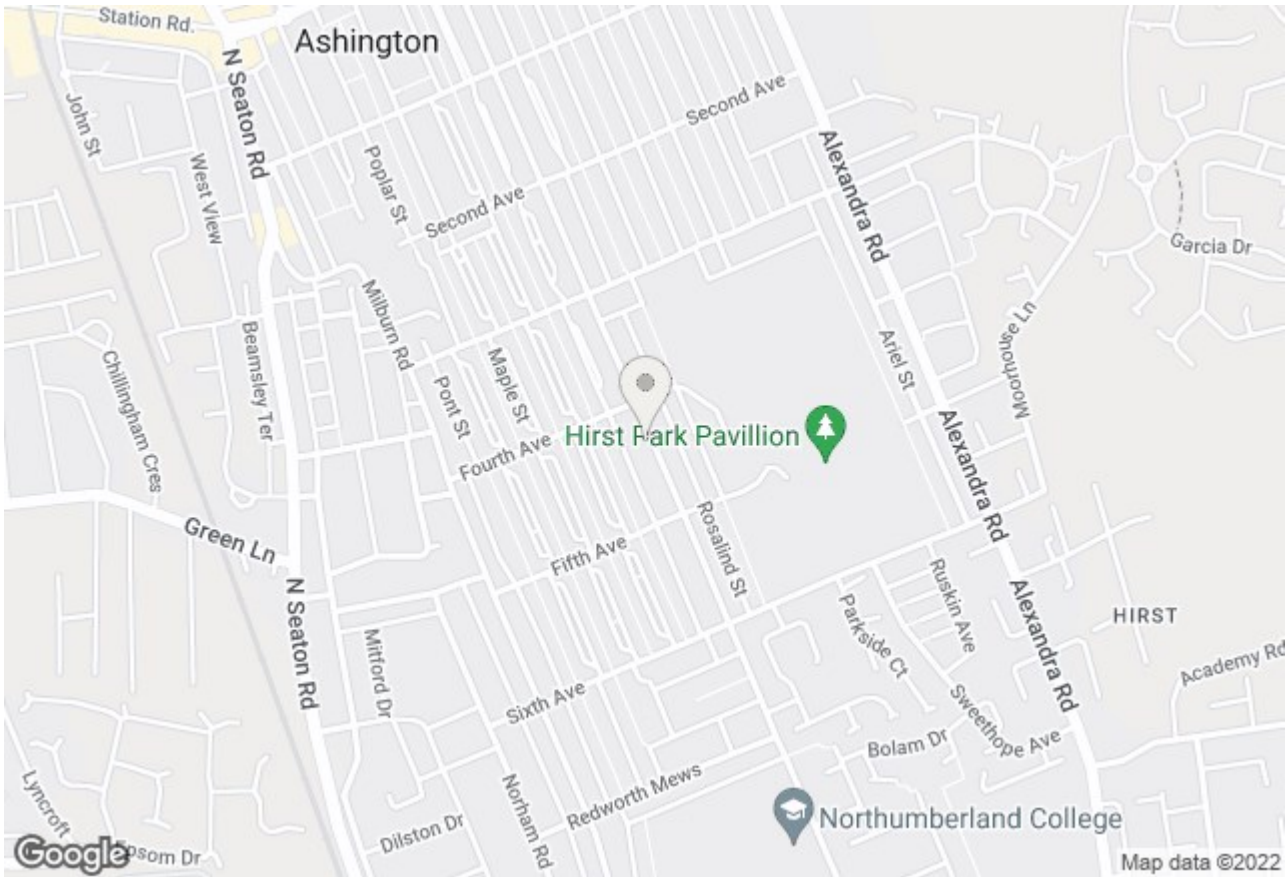
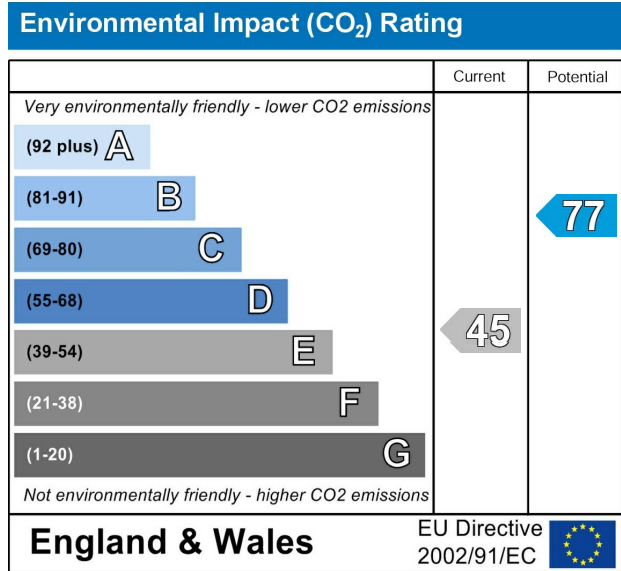
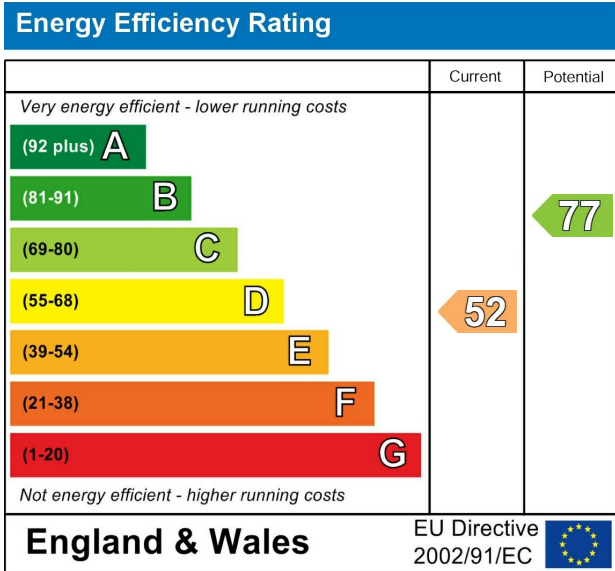
PLEASE QUOTE REFERENCE NO: 4822A

MORTGAGE

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.



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