

RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

287 HAWTHORN ROAD ASHINGTON NORTHUMBERLAND NE63 0QT



- SPACIOUS MID TERRACE
- EPC RATING C
- FREEHOLD PROPERTY

- THREE BEDROOMS
- COUNCIL TAX BAND A
- MAINS GCH/ELECTRIC/WATER,DRAINAGE & SEWERAGE

Price £120,000

287 HAWTHORN ROAD ASHINGTON NORTHUMBERLAND NE63 0QT

Welcome to this charming terraced house located on Hawthorn Road in Ashington. This spacious modern property boasts three well-proportioned bedrooms, making it an ideal home for families or those seeking extra space. The inviting reception room provides a comfortable area for relaxation.

The house is bright and airy atmosphere throughout. The well-appointed bathroom caters to all your needs, while the kitchen offers ample space for culinary pursuits.

One of the standout features of this property is its convenient location. Situated within walking distance to the town centre, residents can easily access a variety of shops, cafes, and local amenities. Additionally, the excellent transport links nearby make commuting a breeze, connecting you to surrounding areas and beyond.

For those with a vehicle, the property includes parking for one car, adding to the convenience of this lovely home.

In summary, this terraced house on Hawthorn Road presents a wonderful opportunity for anyone looking to settle in a vibrant community with easy access to essential services and transport. Don't miss the chance to make this delightful property your new home.

GROUND FLOOR

ENTRANCE LOBBY

Entered via a double glazed door, radiator, laminate flooring.



SPACIOUS LIVINGROOM

13'9" x 16'2" (4.19 x 4.93)

Double glazed window, radiator, inglenook fire with log burner stove sat on tiled hearth, storage cupboard, laminate flooring.



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BREAKFASTING KITCHEN

17'11" x 7'11" (5.46 x 2.41)

Two double glazed windows, range of wall, base and drawer units with complimenting work tops and matching breakfast bar area, one and half bowl sink with drainer and mixer tap, oven, hob, radiator, plumbed for washing machine, double glazed door to the rear yard.



FIRST FLOOR LANDING

Storage cupboard.

BEDROOM ONE

10'0" x 12'10" (3.05 x 3.91)

Double glazed window, radiator.



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BEDROOM TWO

10'2" x 7'9" (3.10 x 2.36)

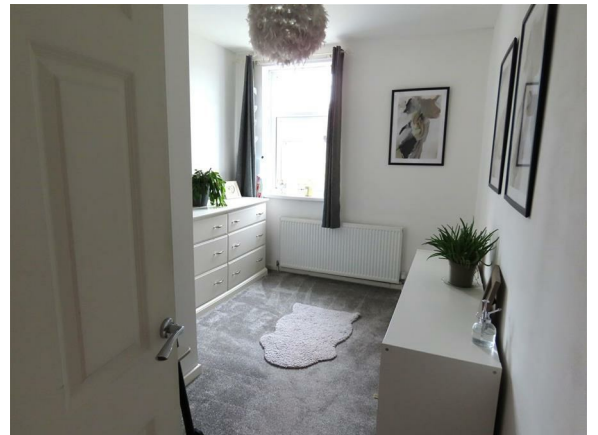
Double glazed window, radiator.



BEDROOM THREE

8'9" x 12'10" (2.67 x 3.91)

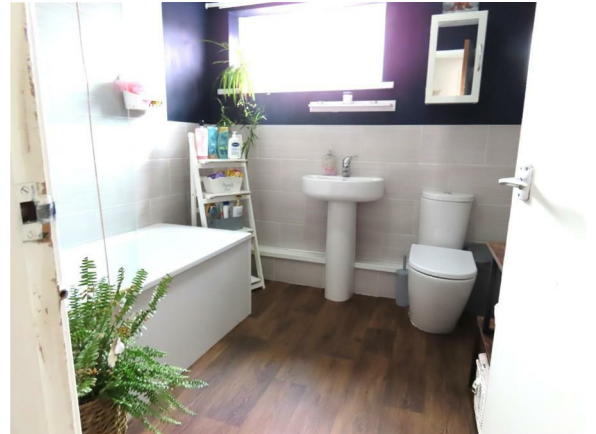
Double glazed window, radiator.



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COMBINED BATHROOM/WC

Double glazed window, heated towel rail, bath with shower over and shower screen, low level wc, wash hand basin, tiled splash back.



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OUTSIDE ACCOMMODATION



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FRONT GARDEN

Mature garden with shrubs and bushes, Astro turf, path and gate leading to the street.



YARD TO REAR

Double gates providing off street parking, outside storage.



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.

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.

McKenzie Financial Services Ltd will Pay Rickard 1936 Ltd a referral fee on completion of any mortgage application

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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.

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 Ultrafast broadband. (Ofcom Broadband checker August 2026)

Flood Risk - River and Sea - Low risk

Planning Permission - There are currently No planning permission for 287 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.

VIEWING

BY APPOINTMENT WITH OUR ASHINGTON OFFICE (01670) 812145/ashington@rickard.uk.com. FILE NO: 6682A

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

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	79
(55-68) D		
(39-54) E		
(21-38) F		

