

# RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

69 HAWTHORN ROAD ASHINGTON NORTHUMBERLAND NE63 0SW



- THREE BEDROOMS
- TENANT IN SITU
- EPC RATING D

- SPACIOUS TERRACE
- COUNCIL TAX BAND A
- GCH/DG

**Price £77,000**

# 69 HAWTHORN ROAD ASHINGTON NORTHUMBERLAND NE63 0SW

**\*\* IDEAL INVESTMENT\*\*** a three bedroom house ideally situated, within walking distance to the town centre. BEING SOLD WITH TENANT INSITU Benefits from gas central heating and double glazing. Comprises of entrance lobby, lounge, dining room, kitchen. First floor landing, three bedrooms, bathroom. Externally there is a garden to the front and yard to the rear.

## GROUND FLOOR

### ENTRANCE LOBBY

Double glazed door.

### LOUNGE

15'8 x 13'11 (4.78m x 4.24m)

Double glazed window, radiator, laminate flooring.



### DINING ROOM

12' x 14'6 (3.66m x 4.42m)

Double glazed window, radiator, laminate flooring.



### KITCHEN

galley style kitchen with a range of wall, base and drawer units with work tops, sink with drainer and mixer tap, double glazed window.



## FIRST FLOOR LANDING

### MASTER BEDROOM

9'11 x 14'3 (3.02m x 4.34m)

Double glazed window, radiator.



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## BEDROOM TWO

9'7 x 12'5 (2.92m x 3.78m)

Double glazed window, radiator.



## BEDROOM THREE

11' x 7'6 (3.35m x 2.29m)

Double glazed window, radiator.

## BATHROOM

Bath, low level wc, wash hand basin, double glazed window.



## EXTERNALLY

### FRONT

Enclosed garden to the front, with gated access to the street.



### REAR

Enclosed yard, with gated access to the lane.



## 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.

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## 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

## VIEWING

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

## FILE NUMBER

PLEASE QUOTE REFERENCE NO:



**MORTGAGE**

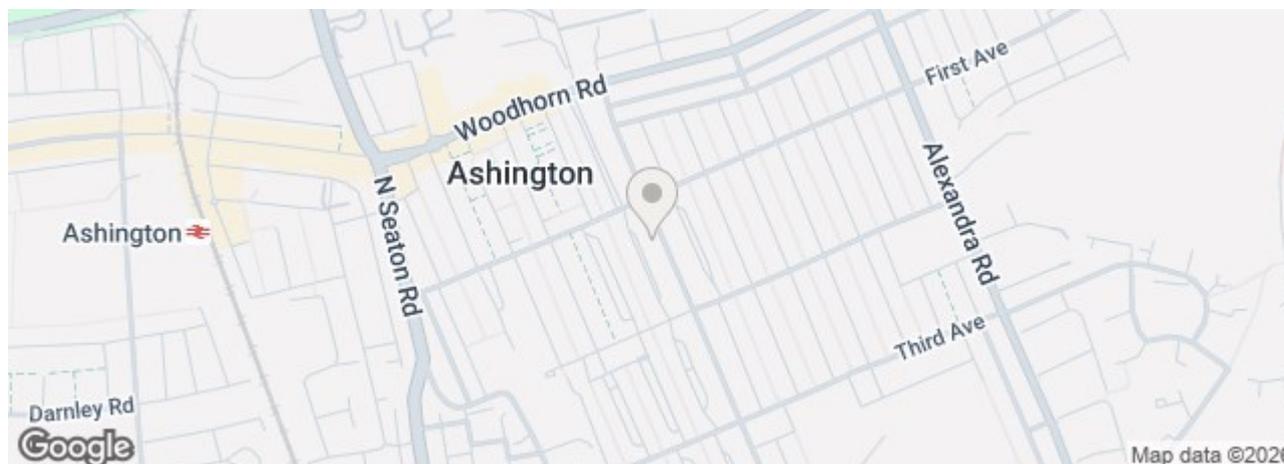
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# Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>64</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		



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