



Hawthorn Road | Ashington | NE63

£60,000

Three-bedroom terraced house in central Ashington close to shops, schools and with excellent transport links. The property briefly comprises of a living room, dining room and kitchen to the ground floor while upstairs you will find three good-sized bedrooms and a family bathroom. Externally there is a front garden and rear private yard.

No onward chain

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1

Three Bedroom Terraced

No Onward Chain

Some Updating Required

Gas Central Heating

Double Glazing

Two Reception Rooms

Yard to the Rear

For any more information regarding the property please contact us today

PROPERTY DESCRIPTION:

ENTRANCE: Composite half glazed front door

ENTRANCE HALLWAY: Radiator, modern flooring

LOUNGE: 15'1 (4.59) into alcove x 13'11 (4.24)
Double-glazed front window, single radiator

DINING ROOM: 15'4 (4.67) into alcove x 12'1 (3.68)
Double glazed window, radiator, built in cupboard, modern flooring.

KITCHEN: 6'11 (2.11) x 11'4 (3.45)
Double glazed rear window, radiator, range of wall floor and drawer units with coordinating roll edge work surfaces, stainless steel sink unit and drainer with mixer tap, tiled splashbacks, space for cooker, space for fridge freezer, modern flooring, double glazed door to rear.

FIRST FLOOR LANDING AREA:
Loft access

FAMILY BATHROOM: 6'2 (1.88) x 5'5 (1.65)
3 piece white suite comprising: panelled bath, pedestal wash hand basin, low level wc, radiator, part tiling to walls, single radiator, double glazed rear window.

BEDROOM ONE: 11'3 (3.43) into alcove x 14'2 (4.32)
Double glazed front window, radiator

BEDROOM TWO: 12'6 (3.81) x 9'11 (3.02)
Double glazed rear window, radiator, two built in storage cupboards.

BEDROOM THREE: 7'2 (2.18) x 10'8 (3.25)
Double glazed front window, radiator

EXTERNALLY: Front Garden: Large front garden
Rear: Private 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.

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: C

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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 relation to this property.



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.

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

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