



Hawthorn Road | Ashington | NE63

£70,000

A Three-Bedroom Mid Terraced property offering a lounge, fitted kitchen, rear porch, family bathroom and three bedrooms. Externally, the property benefits from a small front garden, private rear yard and a single attached garage. Ideal for a range of buyers.

RMS | Rook
Matthews
Sayer



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A Three-Bedroom Mid Terraced property in Ashington

Lounge

**Fitted Kitchen with Built-In Oven
& Hob**

Family Bathroom

Garage, Rear Yard & Front Garden

For any more information regarding the property please contact us today

PROPERTY DESCRIPTION:

ENTRANCE: Entrance door

LOUNGE: 13'3 (4.04) x 12'3 (3.73)
Double glazed front window, radiator

KITCHEN: 10'10 (3.30) x 15'0 (4.57)
Double glazed rear window, radiator, range of wall, floor and drawer units with coordinating roll edge work surfaces, stainless steel sink unit and drawer with mixer tap, built in electric fan assisted oven, electric hob with extractor fan above.

REAR PORCH: 6'0 (1.83) x 6'0 (1.83)

FIRST FLOOR LANDING AREA

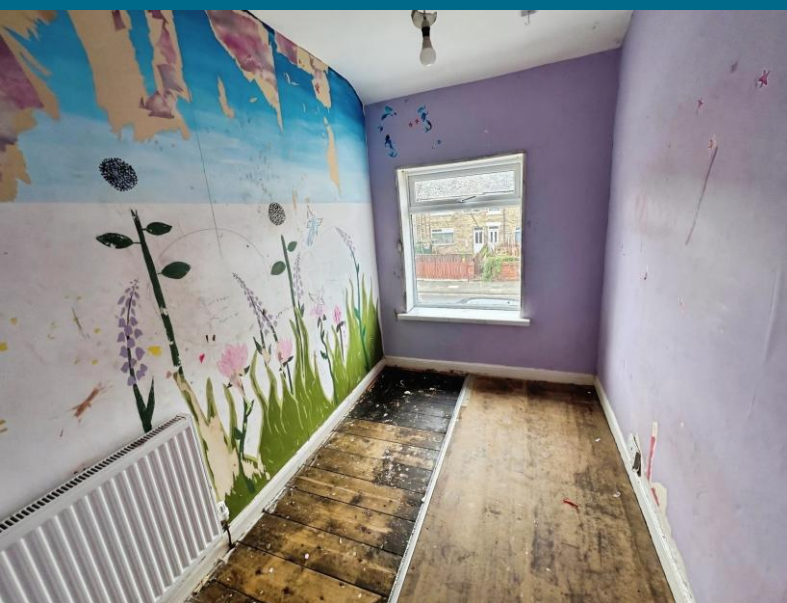
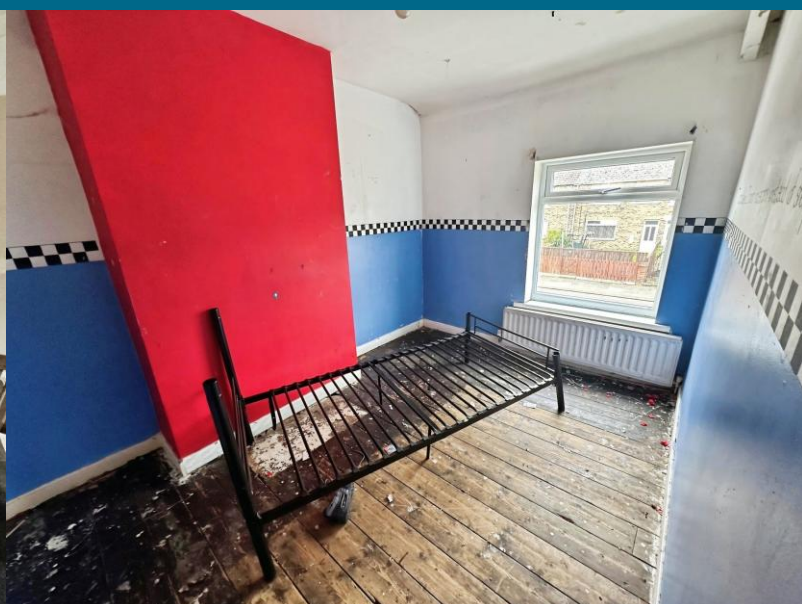
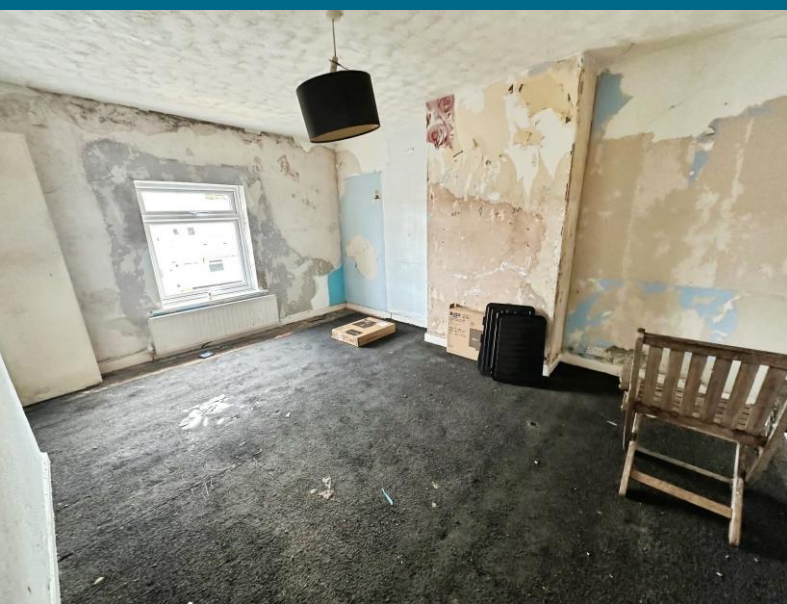
FAMILY BATHROOM: 5'10 (1.79) x 7'2 (2.18)
3 PIECE SUITE COMPRISING: Panelled bath, low level wc, pedestal wash hand basin, heated towel rail, double glazed rear window.

BEDROOM ONE: 11'0 (3.35) into alcove x 15'2 (4.62)
Double glazed rear window, radiator.

BEDROOM TWO: 8'2 (2.48) x 12'0 (3.66)
Double glazed front window, radiator.

BEDROOM THREE: 5'9 (1.75) x 8'8 (2.64)
Double glazed front window, radiator.

EXTERNALLY: Small front garden, single attached garage with private yard to rear.



PRIMARY SERVICES SUPPLY

Electricity: TBC

Water: TBC

Sewerage: TBC

Heating: TBC

Broadband: TBC

Mobile Signal Coverage Blackspot: TBC

Parking: Garage

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: D

AS00010708 VERSION TWO FG/GD 11/09/2026



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Matthews
Sayer

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	67 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.