



Hawthorn Road | Ashington | NE63 9BG

Asking Price £95,000

This well-presented three-bedroom home offers comfortable living accommodation ideal for first-time buyers, families, or investors.

The property briefly comprises an entrance hallway leading to a spacious lounge with a feature fire surround and a bright kitchen/dining room fitted with a range of wall and base units, work surfaces, stainless steel sink, space for a cooker, and plumbing for a washing machine.

To the first floor there are three bedrooms and a modern family bathroom featuring a three-piece white suite with a large shower cubicle, wash hand basin, and low-level WC.

Externally, the property benefits from a small front garden and a rear yard with a single detached garage providing useful storage or off-street parking.

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Three Bedrooms

Kitchen / Dining Room

Spacious Lounge

Modern Family Bathroom with Large Shower

Gas Fire in Lounge

Double Glazed Windows

Rear Yard with Detached Garage

For any more information regarding the property please contact us today

PROPERTY DESCRIPTION:

ENTRANCE: UPVC Front door

ENTRANCE HALLWAY: Stairs to first floor landing.

LOUNGE: 11'1 (3.38) x 18'1 (5.51)

Double glazed front window, fire surround with gas inset and hearth, television point, coving to ceiling.

KITCHEN/ DINING ROOM: 9'10 (2.99) x 14'4 (4.37)

Double glazed rear window, single radiator, range of wall, floor and drawer units with coordinating roll edge work surfaces, stainless steel sink unit with mixer tap, tiled splashbacks, space for cooker, plumbed for washing machine, modern flooring.

FIRST FLOOR LANDING AREA: Loft access, built in storage cupboard.

FAMILY BATHROOM: 3-piece white suite comprising:

Wash hand basin, large shower cubicle, heated towel rail, low level wc, spotlights, modern flooring, double glazed rear window, cladding to walls.

BEDROOM ONE: 9'4 (2.84) into alcove x 14'6 (4.42)

Double glazed front window, single radiator, television point, built in cupboard.

BEDROOM TWO: 8'9 (2.67) x 9'8 (2.95)

Double glazed rear window, single radiator,

BEDROOM THREE: 7'2 (2.18) x 6'1 (1.85)

Double glazed front window, single radiator, built in cupboard.

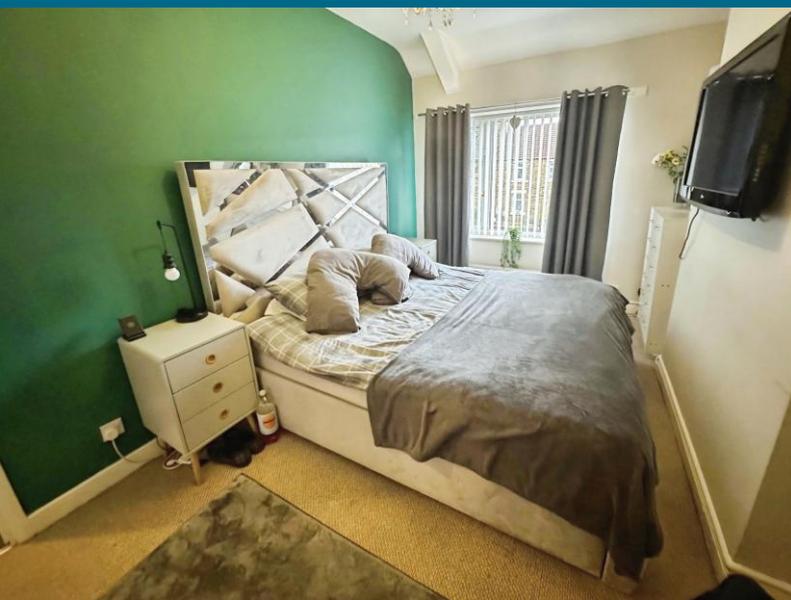
EXTERNALLY: Small front garden

Rear: single detached garage and yard.

T: 01670 850 850

Ashington@rmsestateagents.co.uk

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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.

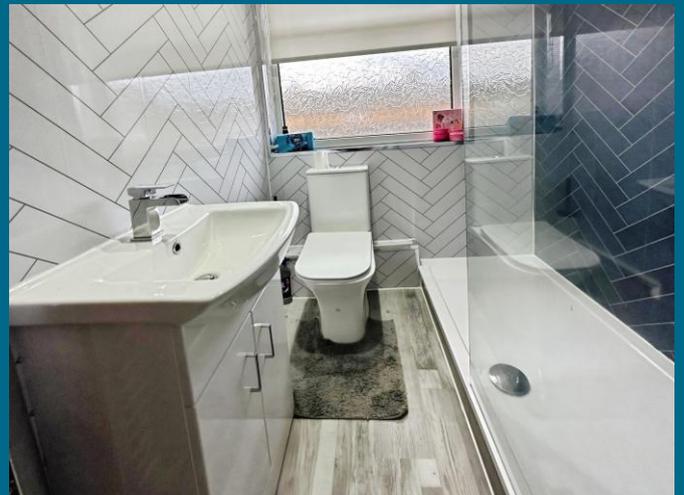
TENURE

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

AS00010533 GD/FG 10/03/2026 VERSION ONE



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	63 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.

