



Hawthorn Road | Ashington | NE63

£119,950

A late Edwardian, period terrace, enjoying excellent room sizes and high ceilings. With the added benefit of a large, enclosed front garden with lawn and a private rear patio garden with decorative garden pergola. This family home has the additional benefit of no onward chain and enjoys a well-established residential location close to Ashington town centre, offering easy access to a range of shops, schools, leisure facilities and transport links. The recently re-opened Ashington railway station, provides superb connectivity across Northumberland and into Newcastle, allowing for much improved transport links. The property itself is well presented throughout, you are welcomed into the hallway which opens into the large, light and airy lounge enjoying dual aspect, with views to the front over the garden area and direct access out into the patio garden at the rear, recessed utility space, stylish and contemporary family kitchen with integrated appliances. there are three double bedrooms, two with fitted storage and the principal with a versatile additional room leading off, currently utilised as a study but with potential for a dressing room or nursery, depending on your family requirements. Splendid family bathroom with shower. Available with no onward chain!

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Late Edwardian, Period Family Home

Spacious Rooms, High Ceilings, No Onward Chain

Hallway, Superb Sized Lounge/Dining Room

Utility Space, Contemporary Kitchen with Appliances

Three Double Bedrooms

Additional Study/Dressing Room/Nursery off Principal Room

Stylish Kitchen with Integrated Appliances

Large Front Garden, Private, Enclosed, Rear Patio Garden

For any more information regarding the property please contact us today

Double Glazed Entrance Door with Leaded Light Insert to:

ENTRANCE HALLWAY: staircase up to the first floor, double glazed window, radiator and radiator cover, laminate flooring, feature arch into:

LOUNGE: (front): 16'0 x 13'0, (4.88m x 3.96m), spacious, light and airy front room with double glazed window overlooking the front garden, laminate flooring, radiator, open to:

DINING AREA: (rear): 19'10 x 14'0, (6.05m x 4.27m), maximum width), laminate flooring, attractive feature fireplace with gas, coal effect fire, (not tested), double glazed window, double glazed door out to the rear patio garden, open to:

UTILITY SPACE: fitted base units, laminate flooring

KITCHEN: (rear): 9'0 x 7'0, (2.74m x 2.13m), stunning, high gloss, stylish base, wall and drawer units, worktops, integrated electric oven, gas hob, cooker hood, one and a half bowl sink unit with mixer taps, tiled floor, plumbed for automatic washing machine, double glazed window, tiled floor

FIRST FLOOR LANDING AREA: loft access, we understand that the loft is part boarded and houses the combination boiler

BEDROOM ONE: (rear): 13'0 x 10'0, (3.96m x 3.05m), excluding depth of fitted storage and alcoves, radiator, double glazed window, through to:

STUDY/DRESSING ROOM/NURSERY: 9'1 x 7'0, (2.77m x 2.13m), radiator, double glazed window, an excellent space which can be completely versatile depending on your family circumstance

BEDROOM TWO: (front): 14'0 x 9'11, (4.27m x 3.02m), plus depth of storage, radiator, double glazed window

BEDROOM THREE: (front): 10'0 x 7'0, (3.05m x 2.13m), radiator, double glazed window

FAMILY BATHROOM: (rear): 9'0 x 7'0, (3.05m x 2.13m), stylish and contemporary bathroom, showcasing, bath with mixer taps, chrome shower, pedestal washbasin with mixer taps, low level w.c. with push button cistern, panelled walls and ceiling, spotlights, chrome ladder radiator, laminate, tile effect flooring, double glazed window

EXTERNALLY: Private and enclosed, large front garden with lawn and raised border, fenced and gated. Enclosed, low maintenance patio garden with slatted pergola, storage, electric point

TENURE: freehold

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Freehold: EPC: C, Council Tax Band: A. Gas, Electric, Water, Heating, Drainage: Mains Connected. Parking: On-Street. Broadband: Ask Agent, Mobile Phone Blackspot: No

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: C

EPC RATING: A

AS00010492 VERSION 1



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	74 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.