RICKARD
CHARTERED SURVEYORS & ESTATE AGENTS

47 HAWTHORN ROAD ASHINGTON NORTHUMBERLAND NE63 0SN

- REFURBISHED MID TERRACE
- FREEHOLD PROPERTY
- COUNCIL TAX BAND A
- TWO BEDROOMS
- EPC RATING C
- MAINS GCH/ELECTRIC/WATER,DRAINAGE & SEWERAGE

Price £85,000

17/18 Laburnum Terrace, Ashington, Northumberland, NE63 0AJ
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01670 812145
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47 HAWTHORN ROAD ASHINGTON NORTHUMBERLAND NE63 0SN

Situated on Hawthorn Road, in the town of Ashington, this two-bedroom terraced refurbished house presents an excellent opportunity for both first-time buyers and savvy investors. The property boasts a prime location, conveniently situated within walking distance to the town centre, allowing easy access to a variety of shops, cafes, and local amenities.

The house features two bedrooms. With no onward chain, make it a smoother process, allowing you to settle in without many delays.

Transport links in the area are superb, ensuring that commuting to nearby towns and cities is both straightforward and efficient. This aspect makes the property particularly appealing for those who may need to travel for work or leisure.

Whether you are looking to make your first step onto the property ladder or seeking a promising investment opportunity, this terraced house on Hawthorn Road is a must-see. With its practical location and potential for growth, it is sure to attract interest from a range of buyers. Do not miss the chance to view this lovely home and envision the possibilities it holds for you.

GROUND FLOOR

PORCH
Entered via a double glazed door.

LOBBY
Radiator.

LOUNGE
16'2 x 15'8 (4.93m x 4.78m)
Double glazed window, radiator, fire surround, tiled inset, storage cupboard.

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BREAKFASTING KITCHEN

10'5 x 16'10 (3.18m x 5.13m)

Double glazed window, radiator, range of wall base units with complimenting work tops, ove, hob with extractor hood above, one and half bowl sink with drainer and mixer tap, storage cupboard, radiator.

REAR LOBBY

Double glazed door to the rear.

BATHROOM

15' x 5'6 (4.57m x 1.68m)

Double glazed window, heated towel rail, bath with shower tap and shower screen, low level wc, wash hand basin.

FIRST FLOOR LANDING

Double glazed window.

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BEDROOM ONE
9'10 x 16'8 (3.00m x 5.08m)
Double glazed window, radiator.

BEDROOM TWO
13'4 x 9' narrowing to 5'8 (4.06m x 2.74m narrowing to 1.73m)
Double glazed window, radiator.

EXTERNALLY

FRONT
Small town garden with gated access to the street.

REAR
Yard to the rear,

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.

McKenzie Financial Services Ltd will Pay Rickard 1936 Ltd a referral fee on completion of any mortgage application

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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STANDARD INFORMATION

These particulars are produced in good faith, and are set out as a general guide only, they 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. No apparatus, equipment, fixtures, fittings or services have been tested and it is the buyer's responsibility to seek confirmation as to the working condition of any appliances.

Fixtures and fittings that are specifically mentioned in these particulars are included in the sale, all others in the property are specifically excluded.
Photographs are produced for general information and it must not be inferred that any item is included for sale within the property.

MATERIAL INFORMATION ASHINGTON

Material information is no substitute for professional advice, and consumers should be aware that the information collected may not accurately reflect the full extent of the property condition which would be covered through a home survey.

Efforts have been made to ascertain as much information as possible with regards to material information but this information is not exhaustive and cannot be fully relied upon, purchasers will need to seek further clarification from their legal advisor.

Electricity Supply - Mains
Water Supply - Mains
Sewerage Supply - Mains
Heating - Mains GCH
Broadband - Available - Including Ultrafast broadband. (Ofcom Broadband checker August 2026)

Flood Risk - River and Sea - Low Risk

Planning Permission - There are currently no planning permission for 47 Hawthorn Road
https://publicaccess.northumberland.gov.uk/online-applications/simpleSearchResults.do?action=firstPage

Coalfield & Mining Areas - The Coal Authority indicate that this property is located on coalfield. Your legal advisor will be able to advise you of any implications of this.

There has been no failed transactions on the property, please contact us should you wish further information.

VIEWING

BY APPOINTMENT WITH OUR ASHINGTON OFFICE (01670) 812145/ashington@rickard.uk.com. File no: 6680A

MORTGAGE
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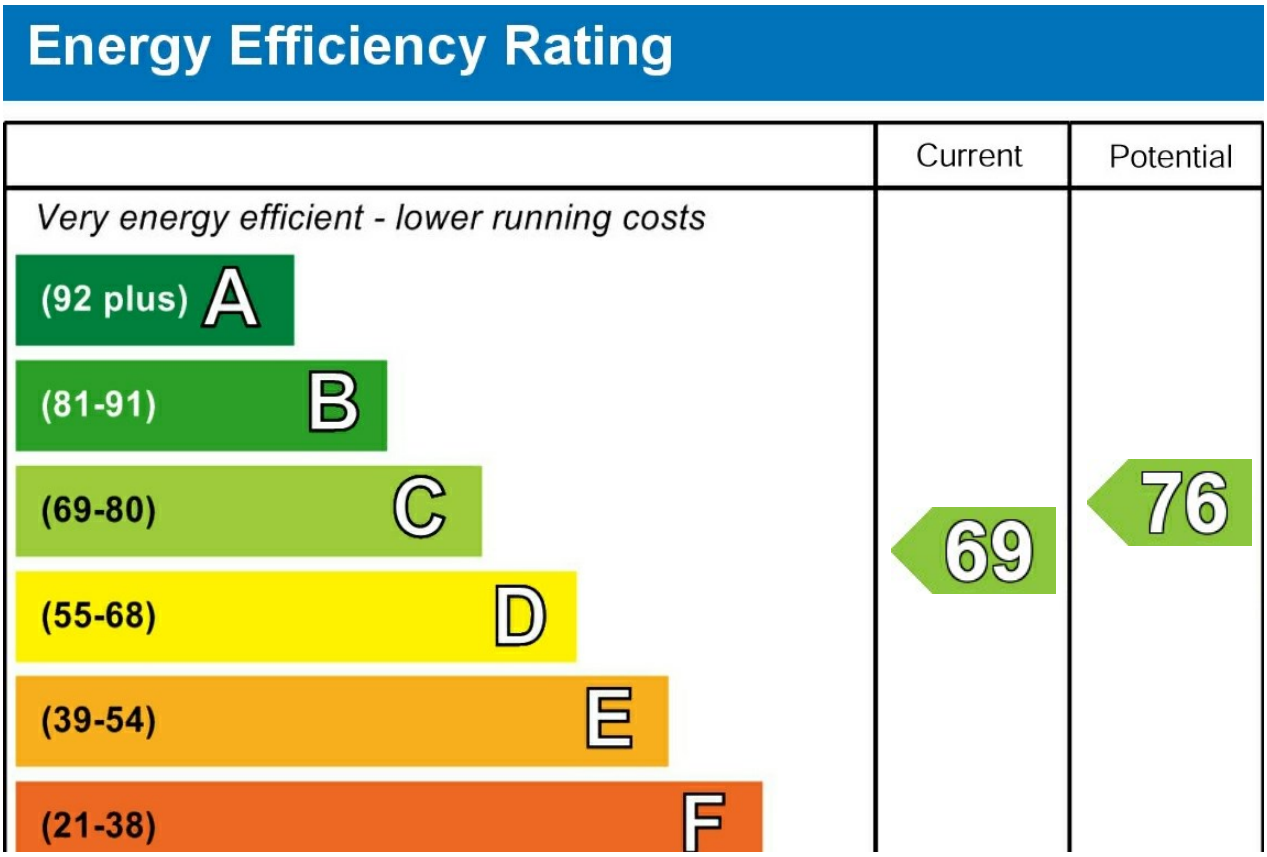
PLEASE NOTE:
Your home may be repossessed if you do not keep up repayments on your mortgage.