

# RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

22 HAWTHORN ROAD ASHINGTON NE63 9BH



- TWO DOUBLE BEDROOMS
- FREEHOLD PROPERTY
- NO ONWARD CHAIN
- COUNCIL TAX BAND A



- TWO RECEPTION ROOMS
- WALKING DISTANCE TO THE TOWN CENTRE
- EPC RATING C
- GAS, ELECTRIC, WATER, DRAINAGE AND SEWERAGE

**Offers Over £80,000**

## 22 HAWTHORN ROAD ASHINGTON NE63 9BH

Situated on Hawthorn Road in the town of Ashington, this mid-terrace house offers a perfect blend of comfort and convenience. With two spacious double bedrooms, this property is ideal for small families, couples, or individuals seeking a welcoming home.

Upon entering, you will find two reception rooms that provide ample space for relaxation and entertaining. The layout is both practical and inviting, allowing for a seamless flow between the living areas. The property also features a well-appointed bathroom, ensuring all your essential needs are met.

One of the standout features of this home is its proximity to the town centre, which is just a short walk away. This means you can easily access a variety of shops, cafes, and local amenities, making daily life both convenient and enjoyable. Additionally, the excellent transport links nearby make commuting a breeze, whether you are heading to work or exploring the surrounding areas.

Importantly, this property is offered with no onward chain, allowing for a smooth and straightforward purchasing process. Whether you are a first-time buyer or looking to downsize, this terraced house on Hawthorn Road presents an excellent opportunity to secure a lovely home. Don't miss your chance to view this charming property and envision your future in Ash

### GROUND FLOOR

#### HALLWAY

Entered via a double glazed door, laminate flooring, radiator.



#### DINING ROOM

11'11 x 12' (3.63m x 3.66m)

To the front elevation with a double glazed window, radiator, laminate flooring.



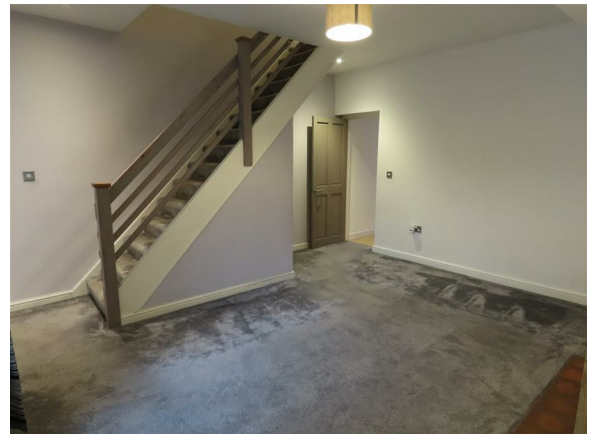


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### LOUNGE

14'7 x 14'13 (4.45m x 4.27m)

To the rear elevation with a double glazed window, radiator, inglenook fireplace, storage cupboard.



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### GALLEY STYLE KITCHEN

19' x 5'2 (5.79m x 1.57m)

Two double glazed windows, radiator, range of wall, base and drawer units with work tops, oven, hob with an extractor fan above, tiled splash back, tiled floor, plumbed for washing machine, door to the rear yard.



### FIRST FLOOR LANDING



## 22 HAWTHORN ROAD ASHINGTON NE63 9BH

### BEDROOM ONE

12'3 x 14'7 (3.73m x 4.45m)

Double glazed window, radiator.



### BEDROOM TWO

11'2 x 8'10 (3.40m x 2.69m)

Double glazed window, radiator, storage cupboard.



## 22 HAWTHORN ROAD ASHINGTON NE63 9BH

### BATHROOM

6'1 x 7'9 (1.85m x 2.36m)

Double glazed window, bath with shower over, low level wc, wash hand basin, tiled floor and walls, heated towel rail,



### EXTERNALLY

#### FRONT

Garden to the front with gated access to the front street.





## 22 HAWTHORN ROAD ASHINGTON NE63 9BH

### REAR

Yard to the rear.



### 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.

### 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.

### 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

## 22 HAWTHORN ROAD ASHINGTON NE63 9BH

### 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 November 2025)

Flood Risk - River and Sea - Low

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: 6607A





# MORTGAGE

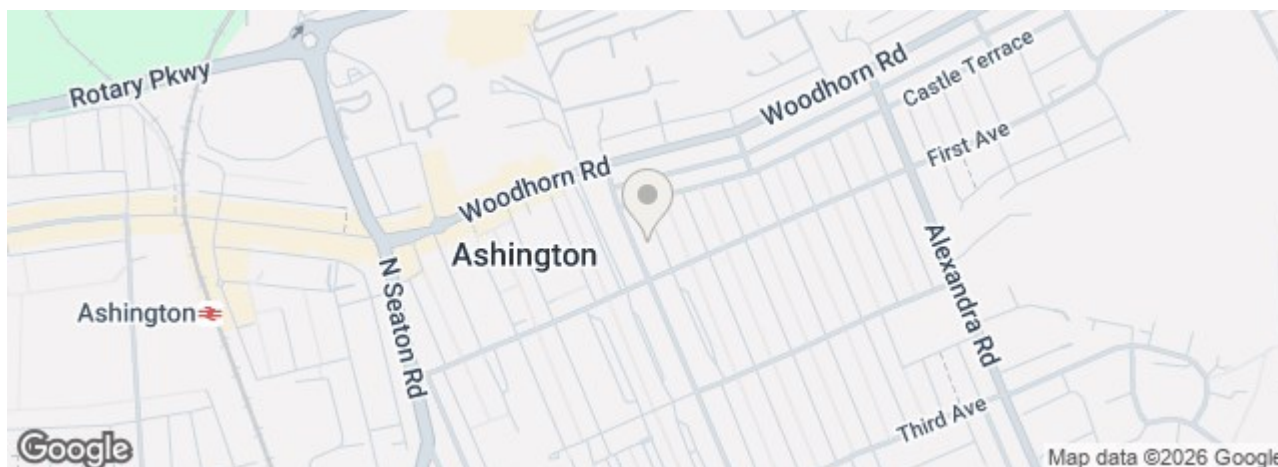
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## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>	<b>69</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		



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