



Hawthorn Road Ashington

- Two Bedrooms
- First Floor Flat
- Shared Yard to Rear
- No Chain
- Council Tax Band: A
- EPC Rating: C

£45,000

01670 850 850
2 Laburnum Tce, Ashington, NE63 0XX

ROOK
MATTHEWS
SAYER

www.rookmatthewssayer.co.uk
ashington@rmsestateagents.co.uk

Hawthorn Road, Ashington

PROPERTY DESCRIPTION

ENTRANCE HALLWAY

UPVC entrance door, stairs to first floor landing, radiator, loft access.

LOUNGE 12'10 (3.91) x 14'1 (4.29)

Window to rear, single radiator, gas fire, 3 built in storage cupboards.

KITCHEN 10'4 (3.14) x 6'10 (2.08)

Window to rear, range of wall, floor and drawer units with co ordinating roll edge work surfaces, stainless steel sink unit and drainer with mixer tap, tiled splash backs, built in electric fan assisted oven, gas hob with extractor fan above, space for fridge/freezer, plumbed for washing machine.

BEDROOM ONE 10'4 (3.15) into alcove x 13'8 (4.17)

Window to front, single radiator, built in cupboard.

BEDROOM TWO 10'2 (3.10) x 7'6 (2.29)

Window, single radiator.

BATHROOM

3 piece suite comprising: electric shower over panelled bath, pedestal wash hand basin, window.

SHARED YARD TO REAR

TENURE

Leasehold. It is understood that this property is leasehold. Should you decide to proceed with the purchase of this property, the Tenure and associated details and costs must be verified by your Legal Advisor before you expend costs.
999 years from 18.11.2005

COUNCIL TAX BAND: A

EPC RATING: C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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