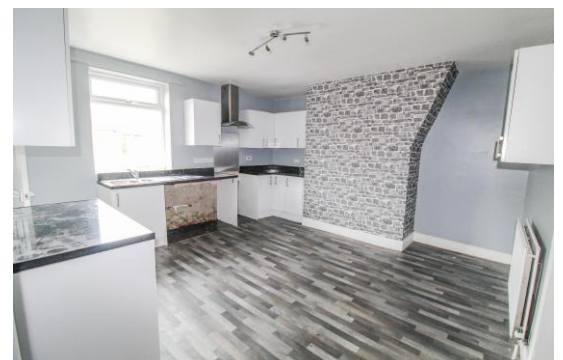




## Hawthorn Road Ashington

- Three Bedroom Terraced House
- Large Kitchen
- Yard to Rear
- Tenanted Currently Paying £550PCM
- For Sale by Auction

**£ 55,000**



ROOK  
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# Hawthorn Road

Ashington

## PROPERTY DESCRIPTION

### ENTRANCE

Via Double Glazed Door

### LOUNGE 13' 1" x 14' 0" (3.99m x 4.27m)

Radiator, double glazed window.

### KITCHEN/DINER 12' 8" x 14' 2" (3.86m x 4.32m)

Fitted with a range of wall and base units to round edged work tops, radiator, sink unit, double glazed window to rear.

### BEDROOM ONE 13' 3" x 9' 10" (4.04m x 3.00m)

Radiator, double glazed window.

### BEDROOM TWO 8' 10" x 14' 5" (2.69m x 4.39m)

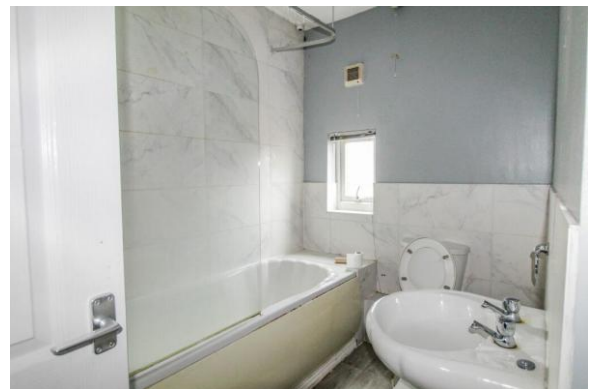
Radiator, double glazed window.

### BEDROOM THREE 10' 2" x 9' 10" (3.10m x 3.00m)

Radiator, double glazed window.

### Bathroom/WC

Fitted with three piece suite comprising. low level wc, pedestal wash hand basin. panelled bath, Radiator, double glazed window.



## 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: C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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**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.

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