



## 3 bed terraced house to buy in

Hawthorn Road, Ashington,  
Northumberland, NE63 9AX

**£70,000** Starting Bid

**H x3** **D x1** **B x1**

Tenure

**Freehold**

Off Street parking

## Property features

- ✓ For Sale By Auction
- ✓ Larger Style Terraced House
- ✓ Three Bedrooms, Two Receptions
- ✓ Shower Room
- ✓ EPC Rating D



## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: D
- ✓ Heating supply: Gas

## Description

\*\*\*FOR SALE BY AUCTION - LARGER STYLE TERRACED HOUSE - THREE BEDROOMS - TWO RECEPTIONS - SHOWER ROOM - YARD TO REAR - CLOSE TO TOWN CENTRE - IN NEED OF REFURBISHMENT - AVAILABLE TO VIEW NOW\*\*\*

Pattinson Auction offer for sale this larger style three bedroom terraced house situated on Hawthorn Road in Ashington, Northumberland. A town centre location which is within easy reach of schools, shops and travel links including the new train station linking directly to Newcastle city centre.

Warmed via gas central heating (combi boiler) and Upvc double glazed throughout.

In need of refurbishment this is an ideal investment opportunity. Early viewings are a must!

Briefly comprising; entrance hallway, lounge, dining room, kitchen, rear hallway and shower room. To the first floor three bedrooms. Externally an enclosed town garden to the front with secure gated access and to the rear a walled yard with outbuilding and double gates opening for off street parking.

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £70,000

Property Type: Terraced House

Parking: Off Street, On Street

Construction materials: Brick and block

Roofing type: Slate tiles

Heating: Gas

## Entrance Hallway

Via main access door to the front, large understair storage cupboard.



## Storage



## Lounge

4.21m x 4.18m (13'9" x 13'8")

Window to front, double doors into the dining room, radiator.



## Lounge Additional



## Dining Room

4.77m x 3.90m (15'7" x 12'9")

Window to rear, stairs to first floor, built in storage cupboard, radiator.



## Dining Room Additional



## Kitchen

3.65m x 1.92m (11'11" x 6'3")

Window to side, fitted wall, floor and drawer units with laminate worktops, sink and drainer, wall mounted Baxi combi boiler, pvc panelled walls and ceiling.



## Kitchen Additional



## Shower Room

2.22m x 1.57m (7'3" x 5'1")

Frosted window to floor. Disabled access wet room with wall mounted electric shower, floating wash hand basin, w.c, pvc panelled splashbacks, radiator.



## Bedroom One

4.02m x 3.50m (13'2" x 11'5")

Window to rear, built in wardrobes and storage cupboard, radiator.



## Bedroom Two

4.18m x 2.99m (13'8" x 9'9")

Window to front, radiator.



## Bedroom Three

3.12m x 2.12m (10'2" x 6'11")

Window to front, radiator.



## Rear Yard



## Rear Elevation



## Front Garden



## Front Elevation



Approx Gross Internal Area  
102 sq m / 1095 sq ft



Ground Floor  
Approx 58 sq m / 621 sq ft

First Floor  
Approx 44 sq m / 474 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		75
(55-68) <b>D</b>	68	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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