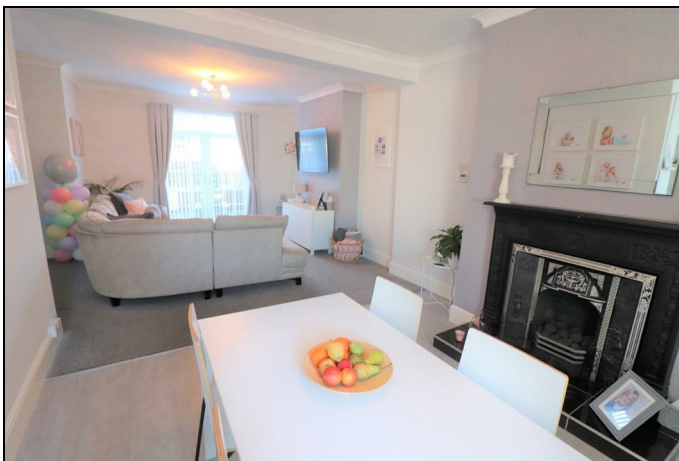


# RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

243 HAWTHORN ROAD ASHINGTON NORTHUMBERLAND NE63 0QU



- THREE BEDROOMS
- MODERN INTERIOR
- IDEALLY LOCATED
- ESSENTIAL VIEWING

- SPACIOUS FAMILY HOME
- MID TERRACE HOUSE
- ENERGY RATING C

**Price £99,995**

# 243 HAWTHORN ROAD ASHINGTON NORTHUMBERLAND NE63 0QU

**\*\* A LOVELY SPACIOUS MODERN FAMILY HOME\*\*** three bedroom mid terrace house, master with a dressing room/nursery off. The property has been updated to a high standard to include a refitted contemporary kitchen and bathroom. Situated close to excellent transport links and local amenities. Benefits from gas central heating and double glazing. Comprises of entrance hall, modern light and spacious lounge, dining room open to the kitchen, utility room, additional kitchen with a good range off units, first floor landing, three bedrooms master with a dressing room off, modern family bathroom. Garden to the front and yard to the rear. A must to view.

## GROUND FLOOR

### HALL

Entered via a double glazed door, double glazed window, radiator.



### LOUNGE

16'8 x 14' (5.08m x 4.27m)

Light and spacious modern lounge, double glazed patio door leading out to the garden, radiator, coved ceiling.



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## KITCHEN DINER



## DINING AREA

With a double glazed window, radiator, cast iron fire place with marble hearth., LVT modern flooring.



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## MODERN KITCHEN

13' x 11'9 (3.96m x 3.58m)

An excellent refitted kitchen with a good range of contemporary wall, base and drawer units with complimenting work tops, electric oven, electric hob with extractor hood above, double glazed door to the rear, LVT modern flooring.



## UTILTY ROOM

With shelving for storage.



## SECOND KITCHEN

With a range of base, wall and drawer units and work surface, eight ring gas freestanding double cooker, hood above, plumbed for washing machine, tall larder unit, radiator, double glazed window.



## FIRST FLOOR LANDING



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## MASTER BEDROOM

10'7 x 13'6 (3.23m x 4.11m)

Modern double bedroom with a double glazed window, radiator.



## DRESSING ROOM / NURSERY

10'7 x 7'5 (3.23m x 2.26m)

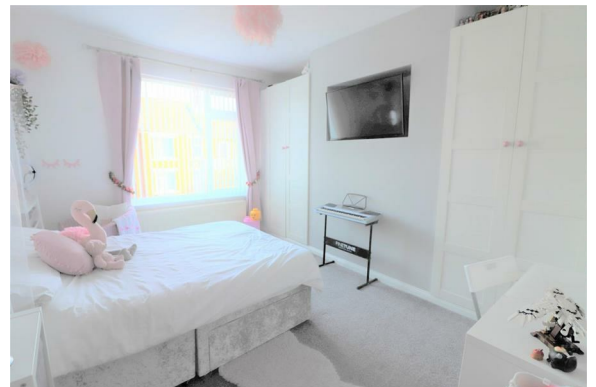
or possible study, with a double glazed window and radiator.



## BEDROOM TWO

10'11 x 14' (3.33m x 4.27m)

Modern double bedroom with a double glazed window, radiator, two storage cupboards.



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## BEDROOM THREE

11'1 x 7'5 (3.38m x 2.26m)

Double glazed window, radiator.



## BATHROOM

Refitted contemporary bathroom comprising bath, overbath shower with screen, low level wc, wash hand basin, downlights to the ceiling, radiator.



## EXTERNALLY

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## REAR

Enclosed yard to the rear.



## FRONT

Enclosed garden to the front with lawned area and paving.



## 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.

## VIEWING

BY APPOINTMENT WITH OUR ASHINGTON OFFICE (01670) 812145/ashington@rickard.uk.com - Advice For Buyers/Viewers - If anyone in the household has or develops symptoms or is self isolating then viewings should not go ahead. Please inform us as soon as possible if this is the case. • Social distancing of at least 2 metres is adhered to at all times. • Viewers will be required to have their own hand sanitiser which is to be applied before, during if necessary and after the viewing. Other PPE such as masks and shoe covers can be worn and a seller may request this as a condition of the viewing. • Only members of one household are permitted to view a property at any one time. It is recommended that this should be no more than 2 adults.

## 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.

Oracle Financial Planning Limited will Pay Rickard 1936 Ltd a referral fee on completion of any mortgage application

## FILE NUMBER

PLEASE QUOTE REFERENCE NO: 5839a

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**MORTGAGE**

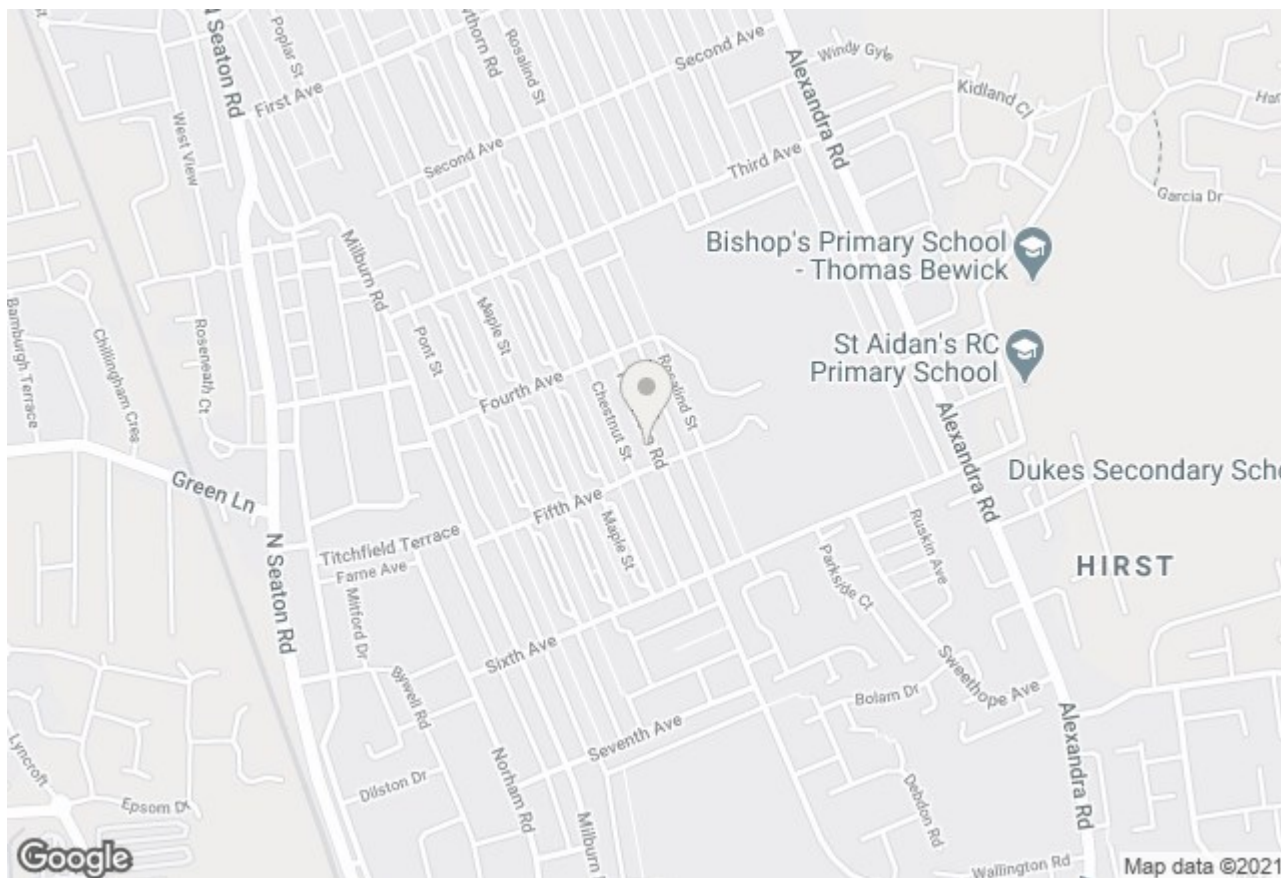
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		70	70
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



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