

2 bed upper flat to rent in NE63

Hawthorn Road, Ashington,
Northumberland, NE63 9AU

£580 pcm

x 2 x 1 x 1

On Street parking

Unfurnished

Property features

- Two Bedrooms
- Upper Flat
- D/G & GCH
- Available Feb 2026
- EPC Rating D

Key Information

- Council Tax: Band A
- EPC Rating: D
- Heating supply: Gas
- Electric supply: National Grid
- Water supply: Direct mains water

Arrange a viewing

Garreth Young
Branch Manager
Ashington

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ashington@pattinson.co.uk

- Flexible viewing slots
- Accompanied viewings

Description

Two Bedroom Upper Flat | Spacious Lounge | Newly Fitted Bathroom | New Carpets Throughout | Gas Central Heating

AVAILABLE NOW to the rental market is this spacious two-bedroom upper flat, ideally located on Hawthorn Road in Ashington, within easy reach of the town centre and local amenities.

The property offers well-proportioned accommodation throughout, briefly comprising an entrance porch with stairs leading to the first floor, an internal hallway, a generous lounge, fitted kitchen, two bedrooms and a newly fitted bathroom complete with panelled bath, wash basin and WC.

Further benefits include gas central heating, double glazing and newly fitted carpets throughout.

Externally, the property has access to a shared rear yard.

Hawthorn Road is conveniently situated close to Ashington town centre, with a range of shops, supermarkets, schools and local amenities nearby, along with good public transport links and road connections to surrounding areas.

Tenant Referencing Criteria:

Pattinson will undertake referencing checks on all applicants over the age of 18 wishing to move into a rental property. As part of this process, we will undertake:

• A credit check to ensure each applicant does not have any adverse credit such as CCJs (County Court Judgements).

• An affordability assessment to ensure applicant's income will sufficiently cover the rental payments.

• To pass the affordability check, each applicant's gross annual basic income (including benefits and pensions) must be at least 30 times the monthly rental amount (36 times for Ellinson properties). EG If the rent is £500 PCM, applicants would need to earn £15,000 as an annual pension or basic salary (excluding commission/bonus) before tax or other deductions were made.

• Each applicant's affordability is assessed individually against the criteria.

• Self-employed applicants will require an accountant's reference and should have accounts for a minimum of two years. Net profit will be assessed against the affordability requirement of 30 times the monthly rental amount.

• Employment checks to confirm your start date, salary and if your position is permanent.

• Homeownership checks (only if you are a homeowner) confirming your mortgage payments are up to date.

• A Landlord reference (if you are currently residing in rented accommodation) confirming you have abided by the terms of the lease. This will check that the rent was paid on time and in full, there was no antisocial behaviour and the property was looked after in an appropriate manner.

• 'Right to rent' ID checks.

If you do not meet the requirement, you WILL REQUIRE A HOMEOWNER GUARANTOR.

Council Tax Band: A

Deposit: £686.53

Rent: £580 pcm

Property Type: Upper Flat

USPs: Allows smokers

Parking: On Street

Heating: Gas

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Entrance

Via double glazed door
-Stairs to first floor accommodation

Living Room

5.34m x 4.39m (17'6" x 14'4")

Double glazed window
-Radiator
-Storage cupboard



Kitchen

3.56m x 1.98m (11'8" x 6'5")

Double glazed window
-Fitted wall & base units work tops
-Radiator
-Plumbed for washing machine
-Stainless steel sink and drainer unit



Bedroom 1

4.08m x 3.02m (13'4" x 9'10")

Double glazed window
-Radiator



Bedroom 2

2.99m x 2.21m (9'9" x 7'3")

Double glazed window
-Radiator



Bathroom

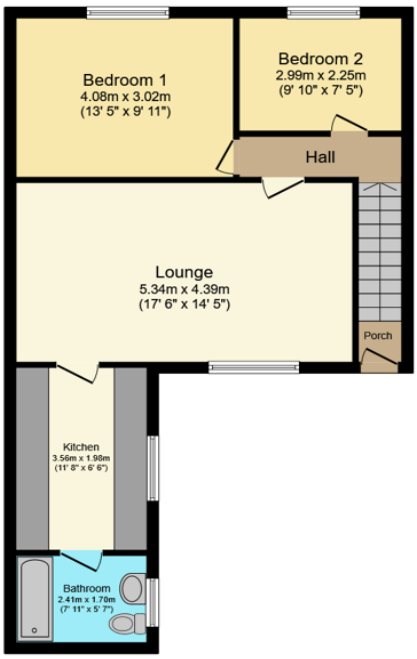
Double glazed window
-Panelled bath
-Low level wc
-Pedestal wash hand basin



Rear Yard

Secure gated access



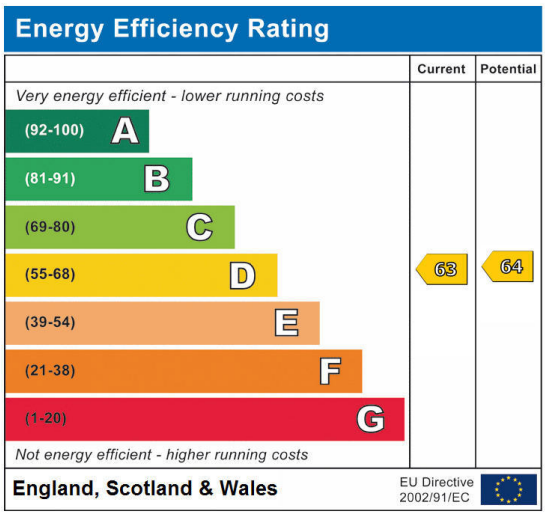


Floor Plan

Floor area 76.7 m² (825 sq.ft.)

TOTAL: 76.7 m² (825 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



Hawthorn Road, Ashington, Northumberland, NE63 9AU

Contact your local branch today for more information on this property:

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