



2 bed upper flat to rent in NE63

Hawthorn Road, Ashington,
Northumberland, NE63 9AU

£595 pcm

 x2  x1  x1

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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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

COMING SOON | Two Bedroom Upper Flat | Spacious Lounge | Gas Central Heating

Coming soon to the rental market is this two-bedroom upper flat, located on Hawthorn Road in Ashington. The property offers generous accommodation.

The accommodation briefly comprises: entrance porch with staircase leading to the first floor, internal hallway, a spacious lounge, fitted kitchen, two bedrooms, and a new bathroom fitted with a panelled bath, wash basin and WC.

The property benefits from gas central heating and double glazing and new carpets throughout.

Externally, there is access to a shared rear yard.

Situated within close proximity to Ashington town centre, the property is well placed for local shops, amenities and transport links, with good road access to surrounding areas.

Early interest is advised.

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: £620.00

Length of Tenancy: 6 months

Rent: £595 pcm

Property Type: Upper Flat

USPs: Allows children, Allows pets, 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")

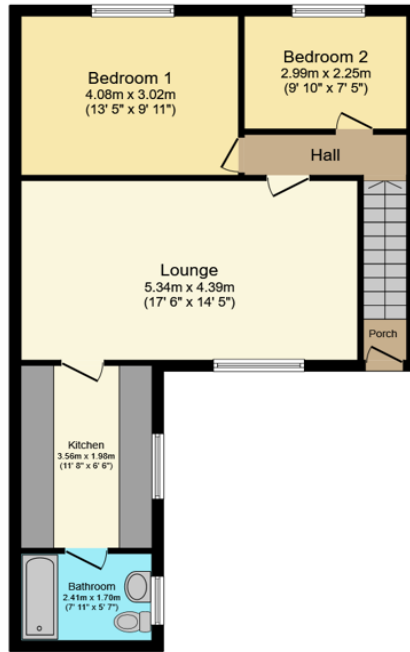
Double glazed window
-Radiator



Bathroom

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





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

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		63	64
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

Hawthorn Road, Ashington, Northumberland, NE63 9AU

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

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