

# RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

**9 FALCON COURT FALLOWFIELD ASHINGTON NORTHUMBERLAND NE63  
8JR**



- DETACHED BUNGALOW
- THREE BEDROOMS
- CUL-DE-SAC LOCATION
- EPC RATING C

- EXTENDED
- NO ONWARD CHAIN
- COUNCIL TAX BAND B
- POPULAR RESIDENTIAL LOCATION

**Price £230,000**

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**\*\*SITUATED ON A GENERIOUS SIZE PLOT\*\*** a three bedroom extended detached bungalow, perfectly positioned in this quiet cul-de-sac. The property is situated on the ever so popular Fallowfield Estate. Close to local amenities and excellent transport links. The property benefits from gas central heating, double glazing and also benefits from being sold with NO ONWARD CHAIN. Comprises of, entrance hall, spacious lounge/diner, larger style breakfasting kitchen, 21'9 orangery with double glazed windows over looking the garden, three bedrooms, bathroom/wet room. Externally there is a double paved drive to the front, gated access to the rear via the side, enclosed garden to the rear.

## GROUND FLOOR

### HALLWAY

Entered via a double glazed door, radiator, access to the loft, double doors to the lounge.



### LOUNGE/DINER

*16' x 16' narrowing to 8'4 (4.88m x 4.88m narrowing to 2.54m)*

Radiator, dado rail, coving, fire surround with gas living flame fire inset, sliding door to the orangery.





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## ORANGERY

21'9 x 8'6 (6.63m x 2.59m)

Double glazed windows, double glazed door to the garden, velux window to the ceiling, downlights.



## BREAKFASTING KITCHEN

8'7 x 15'9 (2.62m x 4.80m)

Larger style kitchen with ample wall, base and drawer units and work tops, freestanding gas cooker with extractor hood above, one and half bowl sink with drainer and mixer tap, baxi boiler, radiator, double glazed window, tiled splash back.



## MASTER BEDROOM

11'1 x 12'3 (3.38m x 3.73m)

Double glazed window, radiator, laminate flooring.



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## BEDROOM TWO

8'5 x 10'1 (2.57m x 3.07m)

Double glazed window, radiator, fitted wardrobes.



## BEDROOM THREE

9'3 x 8'6 (2.82m x 2.59m)

Double glazed window, radiator,



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## BATHROOM/WET ROOM

Wet room with a shower head attachment, low level wc, wash hand basin, bath, radiator, tiled walls, double glazed window.



## EXTERNALLY

### FRONT

Double paved drive.



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## REAR

Enclosed garden to the rear mainly laid to lawn with shrubs and trees.



## 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.

## 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

## VIEWING

BY APPOINTMENT WITH OUR ASHINGTON OFFICE (01670) 812145/ashington@rickard.uk.com

## FILE NUMBER

PLEASE QUOTE REFERENCE NO: 6265a

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MORTGAGE

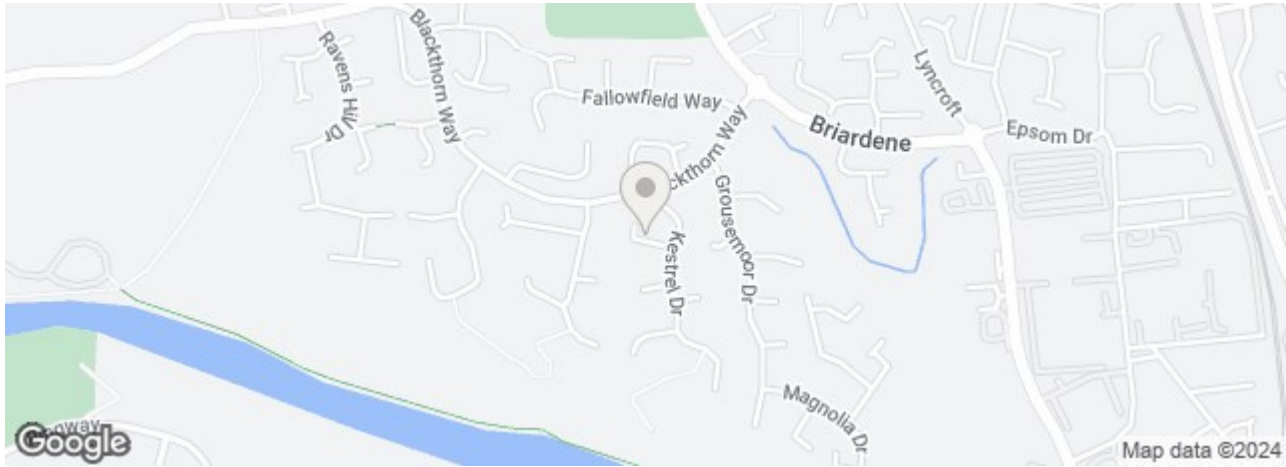
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# Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>	<b>69</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		



17/18 Laburnum Terrace, Ashington NE63 0JA Tel: 01670 812145 Fax: 01670 522765 Email: ashington@rickard.uk.com  
 25 Newgate Street, Morpeth NE61 1AW Tel: 01670 513533 Fax: 01670 518398 Email: morpeth@rickard.uk.com  
 6 Havelock Street, Blyth NE24 1AB Tel: 01670 356613 Fax: 01670 369155 Email: blyth@rickard.uk.com

