

# RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

**2 HARELAW DRIVE FALLOWFIELD ASHINGTON NORTHUMBERLAND NE63  
8LS**



- THREE BEDROOMS
- NO ONWARD CHAIN
- COUNCIL TAX BAND C
- CORNER PLOT

- DETACHED BUNGALOW
- FALLOWFIELD
- EPC RATING C
- IDEALLY LOCATED

**Reduced To £249,500**

## 2 HARELAW DRIVE FALLOWFIELD ASHINGTON NORTHUMBERLAND NE63 8LS

**\*\*SET ON A GENEROUS CORNER PLOT\*\*** a three bedroom detached bungalow, is situated on the ever so popular Fallowfield Estate. The property benefits from gas central heating and double glazing, also benefits from being sold with no ONWARD CHAIN. Comprises of entrance hall, lounge, orangery, kitchen, three bedrooms, bedroom two is currently being used as a dining room, modern bathroom. Externally there is a garden and tandem style drive providing off street parking for several cars, plus larger than average single car garage. A pretty, mature garden to the rear. Early internal inspection highly recommended.

### HALLWAY

Entered via a double glazed door, access to a fully boarded loft via pull down ladders with power and lighting (insulated).

### LOUNGE

17'2 x 12' (5.23m x 3.66m)

Sliding doors to the orangery, two radiators, fire surround with electric coal effect fire inset with marble back and hearth, coving.



### KITCHEN

12'2 x 8' (3.71m x 2.44m)

Double glazed window, radiator, range of wall, base and drawer units with complimenting work tops, integrated fridge freezer, freestanding double oven with extractor fan above, sink with drainer and mixer tap, tiled splash back.



## 2 HARELAW DRIVE FALLOWFIELD ASHINGTON NORTHUMBERLAND NE63 8LS

### MASTER BEDROOM

12' x 11'2 (3.66m x 3.40m)

Double glazed bay window, radiator.



### BEDROOM TWO/DINING ROOM

11'6 x 11'6 (3.51m x 3.51m)

Double glazed window, radiator.



### BEDROOM THREE

11'6 x 8'3 (3.51m x 2.51m)

Double glazed window, radiator.



## 2 HARELAW DRIVE FALLOWFIELD ASHINGTON NORTHUMBERLAND NE63 8LS

### BATHROOM

6'11 x 8'4 (2.11m x 2.54m)

Corner shower cubicle, bath, low level wc, wash hand basin set in a vanity unit, tiled walls, upvc cladding to the ceiling, heated towel rail, double glazed window.



### ORANGERY

Double glazed window, radiator, double glazed door,.



### EXTERNALLY



## 2 HARELAW DRIVE FALLOWFIELD ASHINGTON NORTHUMBERLAND NE63 8LS

### FRONT

Garden and tandem style drive providing off street parking for several cars.



### REAR

Enclosed garden to the rear, paved patio area, lawned, shrubs and borders.



### 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

## 2 HARELAW DRIVE FALLOWFIELD ASHINGTON NORTHUMBERLAND NE63 8LS

### 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: 6308a

### GARAGE

larger than average single car garage.



## MORTGAGE

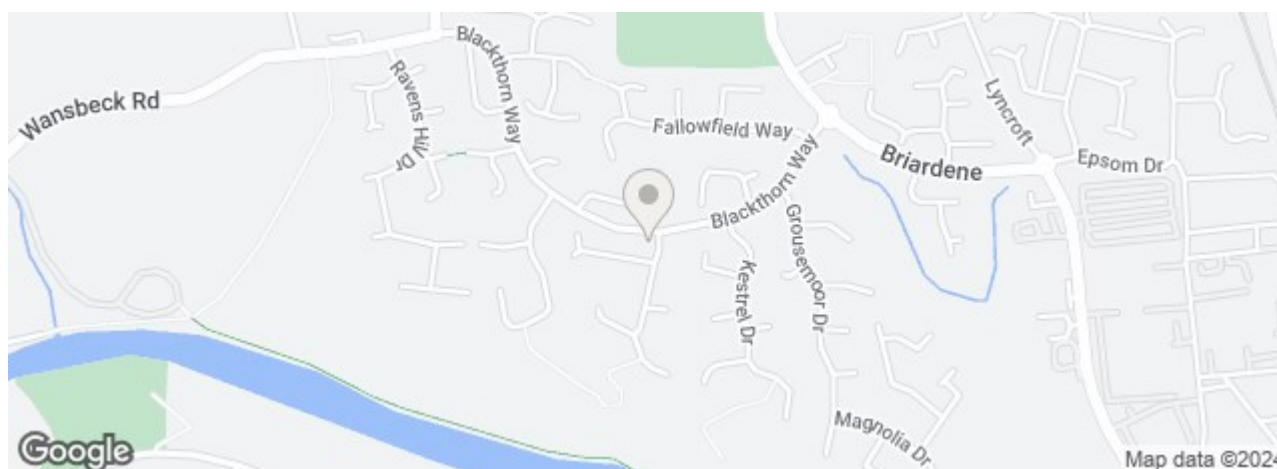
Why not make an appointment to speak to our **Independent** Mortgage Adviser?

PLEASE NOTE:

**Your home may be repossessed if you do not keep up repayments on your mortgage.**

# Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>	<b>70</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](mailto:ashington@rickard.uk.com)  
25 Newgate Street, Morpeth NE61 1AW Tel: 01670 513533 Fax: 01670 518398 Email: [morpeth@rickard.uk.com](mailto:morpeth@rickard.uk.com)  
6 Havelock Street, Blyth NE24 1AB Tel: 01670 356613 Fax: 01670 369155 Email: [blyth@rickard.uk.com](mailto:blyth@rickard.uk.com)