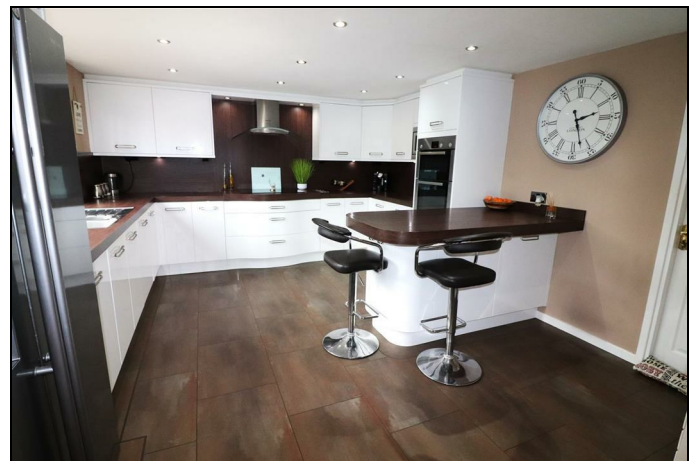
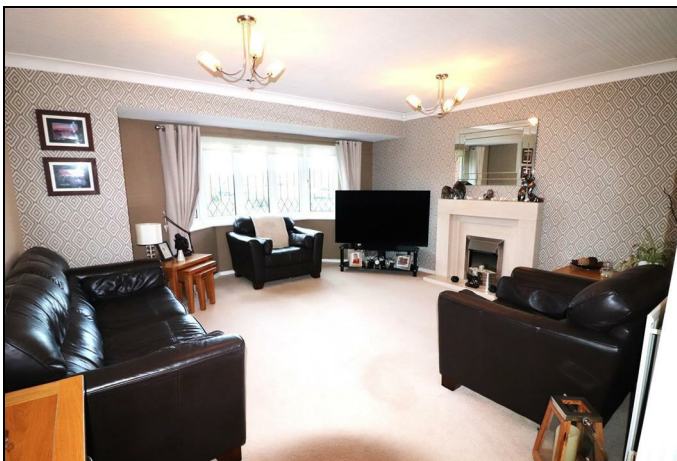


# RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

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



- LARGER SIZE CORNER PLOT
- FOUR BEDROOMS
- COUNCIL TAX BAND D
- ESSENTIAL VIEWING

- IMMACULATELY PRESENTED
- EN-SUITE AND WALK IN WARDROBE
- EPC RATING D

**Price £310,000**

# 1 FALCON COURT FALLOWFIELD ASHINGTON NORTHUMBERLAND NE63 8JR

**\*\*A LIGHT, SPACIOUS AND EXTENDED FAMILY HOME\*\***a four bedroom detached house, perfectly positioned in the ever so popular FALLOWFIELD ESTATE. Ideally situated for local amenities and excellent transportation links to Newcastle city centre. Benefits from gas central heating, double glazing and positioned on a larger CORNER PLOT. SOLAR PANELS to the roof, (owned by the current owners).

Comprises of, entrance porch entered via a double glazed door, hallway, downstairs wc, dining room with a sliding door overlooking the garden, light and spacious lounge, breakfasting kitchen with an excellent range of contemporary units and complimenting worktops, matching upstands, INTEGRATED APPLIANCES. First floor spacious landing, four bedrooms MASTER HAVING A WALK IN WARDROBE AND EN-SUITE BATHROOM, modern family bathroom. Externally there is a double drive and garden to the front, gated access to the side, enclosed rear garden which is mainly laid to lawn, raised decked area. Early internal inspection highly recommended to appreciate what this property has to offer.

## GROUND FLOOR

### PORCH

Entered via a double glazed door, laminate flooring.



### HALL

Laminate flooring, radiator.



### DOWNSTAIRS WC/CLOAKS

Double glazed window, low level wc, wash hand basin set in a vanity unit, tiled flooring, partial tiled walls, downlights, heated ladder towel rail.



# 1 FALCON COURT FALLOWFIELD ASHINGTON NORTHUMBERLAND NE63 8JR

## DINING ROOM

9' x 13'4 (2.74m x 4.06m)

Double glazed sliding door leading to the garden, laminate flooring, radiator.



## LOUNGE

16'1 x 15' into the bay (4.90m x 4.57m into the bay)

Double glazed bay window allowing lots of natural light to flow in, radiator, coving, stone fire surround with electric coal effect fire inset.



## STUDY

8'6 x 8'10 (2.59m x 2.69m)

Double glazed window, radiator, laminate flooring.



# 1 FALCON COURT FALLOWFIELD ASHINGTON NORTHUMBERLAND NE63 8JR

## BREAKFASTING KITCHEN

15'10 x 12'9 (4.83m x 3.89m)

Double glazed window, an excellent range of contemporary wall, base, drawer and larder units with complimenting work tops and matching upstands, under unit lighting, breakfast bar area with additional storage units, radiator, Bosch eye level double oven, Bosch built in microwave, induction hob with a contemporary extractor hood above, integrated dish washer and washing machine, one and half bowl sink with drainer and mixer tap, tiled floor, door to the garage.



## ADDITIONAL IMAGE



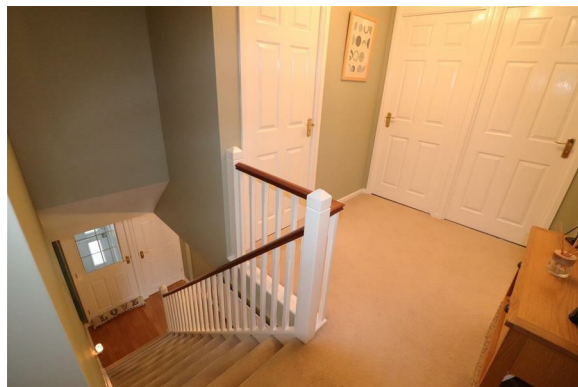
## FIRST FLOOR



# 1 FALCON COURT FALLOWFIELD ASHINGTON NORTHUMBERLAND NE63 8JR

## SPACIOUS LANDING

Storage cupboard, access to the partial boarded loft via pull down ladder.



## MASTER SUITE

15'1 x 15' (4.60m x 4.57m)

Light and spacious master suite with a double glazed window, radiator.



## WALK IN WARDROBE

Velux window, fitted cupboards.



# 1 FALCON COURT FALLOWFIELD ASHINGTON NORTHUMBERLAND NE63 8JR

## EN-SUITE BATHROOM

Bath, wash hand basin set in a vanity unit, low level wc, tiled walls, laminate flooring, Velux window, heated towel rail.



## BEDROOM TWO

12'1 x 11'11 (3.68m x 3.63m)

Double glazed window, radiator.



## BEDROOM THREE

11'4 x 9'1 (3.45m x 2.77m)

Double glazed window, radiator, fitted wardrobes and drawers.



# 1 FALCON COURT FALLOWFIELD ASHINGTON NORTHUMBERLAND NE63 8JR

## BEDROOM FOUR

8'10 x 8' (2.69m x 2.44m)

Double glazed window, radiator, fitted wardrobes.



## FAMILY BATHROOM

5'6 x 8'5 (1.68m x 2.57m)

Double glazed window, modern bathroom suite comprises of, bath with a shower tap fitment, low level wc, wash hand basin set in a vanity unit, shower cubicle, heated towel rail, tiled floor, upvc cladding to the ceiling with downlights.



## EXTERNALLY



# 1 FALCON COURT FALLOWFIELD ASHINGTON NORTHUMBERLAND NE63 8JR

## FRONT

Double drive to the front, lawned garden, gated access to the rear.



## DOUBLE GARAGE

With an electric roller door, combi boiler, power and lighting.





# 1 FALCON COURT FALLOWFIELD ASHINGTON NORTHUMBERLAND NE63 8JR

## ENCLOSED REAR GARDEN

Mainly laid to lawn, raised decking making the perfect entertaining area, space for a hot tub, two double electric sockets, cold water tap, garden shed.



## ADDITIONAL GARDEN PHOTO



# 1 FALCON COURT FALLOWFIELD ASHINGTON NORTHUMBERLAND NE63 8JR

## **MATERIAL INFORMATION ASHINGTON**

Material information is no substitute for professional advice, and consumers should be aware that the information collected may not accurately reflect the full extent of the property condition which would be covered through a home survey.

Efforts have been made to ascertain as much information as possible with regards to material information but this information is not exhaustive and cannot be fully relied upon, purchasers will need to seek further clarification from their legal advisor.

Electricity Supply - Mains

Water Supply - Mains

Sewerage Supply - Mains

Heating - Mains GCH

Broadband - Available - Including Ultrafast broadband. (Ofcom Broadband checker Feb 2024)

Flood Risk - River and Sea - Low Risk of Flooding

Planning Permission - There are currently no planning permission for 1 Falcon court.

<https://publicaccess.northumberland.gov.uk/online-applications/simpleSearchResults.do?action=firstPage>

Coalfield & Mining Areas - The Coal Authority indicate that this property is located on coalfield. Your legal advisor will be able to advise you of any implications of this.

There has been no failed transactions on the property, please contact us should you wish further information.

## **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

## **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.

## **STANDARD INFORMATION**

These particulars are produced in good faith, and are set out as a general guide only, they do not constitute part or all of an offer or contract.

The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. No apparatus, equipment, fixtures, fittings or services have been tested and it is the buyer's responsibility to seek confirmation as to the working condition of any appliances.

As the agent we have not sought to verify the legal title of the property and verification must be obtained from a solicitor.

Fixtures and fittings that are specifically mentioned in these particulars are included in the sale, all others in the property are specifically excluded.

Photographs are produced for general information and it must not be inferred that any item is included for sale within the property.

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**MORTGAGE**

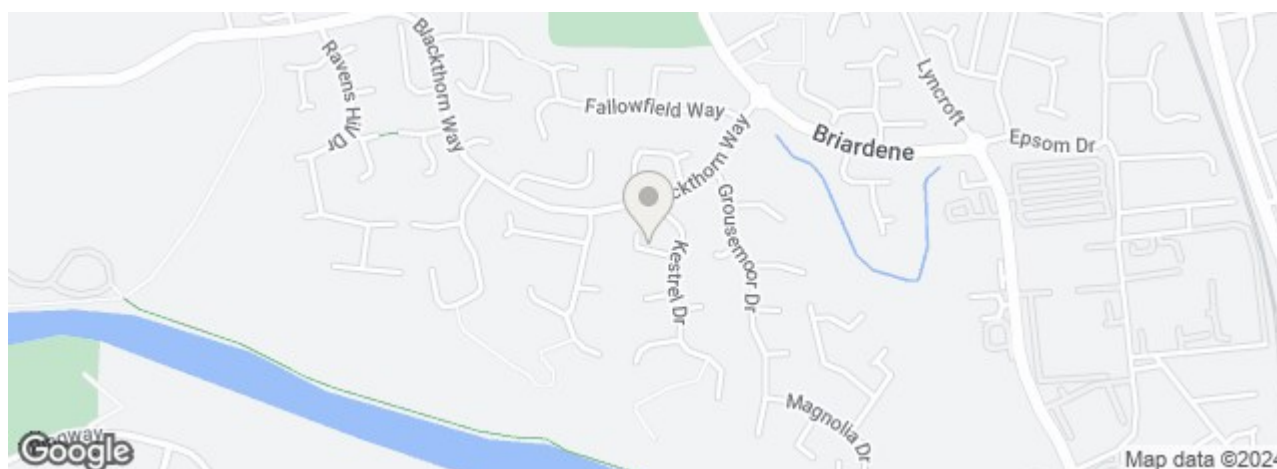
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# Energy Efficiency Rating

	Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p><b>(92 plus) A</b></p> <p><b>(81-91) B</b></p> <p><b>(69-80) C</b></p> <p><b>(55-68) D</b></p> <p><b>(39-54) E</b></p> <p><b>(21-38) F</b></p>	<p><b>64</b></p>	<p><b>80</b></p>



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