

RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

**10 PADDOCK RISE FALLOWFIELD ASHINGTON NORTHUMBERLAND NE63
8LA**



- POPULAR LOCATION
- DETACHED BUNGALOW
- EPC RATING C

- TWO BEDROOMS
- NO ONWARD CHAIN
- COUNCIL TAX BAND C

Offers In The Region Of £225,000

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****SOUGHT AFTER LOCATION**** a two bedroomed LARGER STYLE DETACHED BUNGALOW. The property is ideally positioned on this larger size plot and located on the ever so popular FALLOWFIELD ESTATE. Benefits from gas central heating, double glazing and also benefits from being sold with NO ONWARD CHAIN.

Comprises of, entrance hall entered via a double glazed door, spacious lounge, conservatory, kitchen diner with ample units, two bedrooms and a shower room. Externally there is a drive and garden to the front, two side paths both leading to the rear, enclosed garden to the rear. Early internal inspection highly recommended.

GROUND FLOOR

ENTRANCE HALL

Entered via a double glazed door, radiator, storage cupboard, laminate flooring.



LOUNGE

16'6 x 15'5 (5.03m x 4.70m)

Spacious lounge with two radiators, coving, fire surround with coal effect electric fire inset, sliding door to the conservatory.



CONSERVATORY

Tiled floor, radiator, French doors to the garden.



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KITCHEN DINER

12'1 x 14'11 (3.68m x 4.55m)

Double glazed window, radiator, range of wall, base and drawer units with complimenting work tops, oven, hob with chrome splash back, one and half bowl sink with drainer and mixer tap, plumbed for washing machine, storage cupboard, tiled splash back, door to the garage.



MASTER BEDROOM

9'13 x 9'8 (2.74m x 2.95m)

Double glazed window, radiator, fitted wardrobes.



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BEDROOM TWO

7'11 x 10'4 (2.41m x 3.15m)

Double glazed window, radiator, fitted wardrobes.



SHOWER ROOM/WC

Walk in double shower cubicle, wash hand basin and wc set in a vanity unit with storage, double glazed window, heated towel rail, upvc ceiling, with downlights.



EXTERNALLY



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FRONT

Drive to the front, garden, access to the rear via the side with an electric car charging port.



REAR

Enclosed garden to the rear which is laid to lawn, paved patio area, water tap, electric outside socket.



GARAGE

Single attached garage, with up and over door, power and lighting, Worcester combi boiler, (1 year old).

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.

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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

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 Standard to superfast broadband. (Ofcom Broadband checker Feb 2024)

Flood Risk - River and Sea - Very Low Risk

Planning Permission - <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.

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.

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.

VIEWING

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

file no: 6372a

MORTGAGE

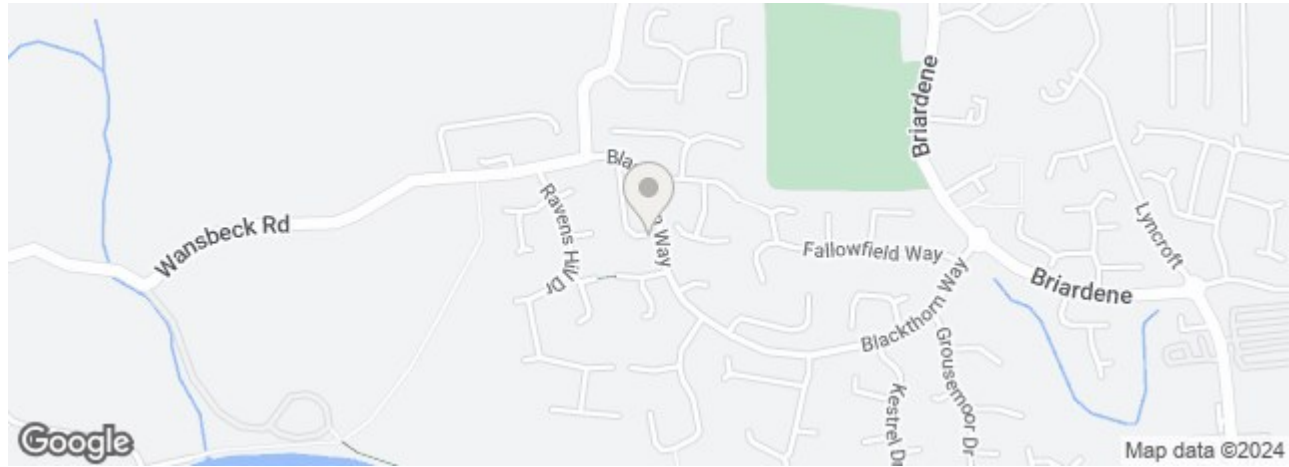
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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		85
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		



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