

RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

**19 BROCKWOOD CLOSE FALLOWFIELD ASHINGTON NORTHUMBERLAND
NE63 8LT**



- THREE BEDROOMS
- IMMACULATELY PRESENTED
- COUNCIL TAX BAND B

- SEMI DETACHED
- OFF STREET PARKING/GARAGE
- EPC RATING C

Price £195,000

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****A LOVELY MODERN, LIGHT AND SPACIOUS FAMILY HOME**** three bedroom semi detached house. The property is ideally situated for local amenities and positioned on the ever so popular FALLOWFIELD ESTATE. The property benefits from double glazing, gas central heating, and garage. Comprises of a entrance lobby entered via a double glazed door, modern light and spacious lounge through to the dining room, conservatory, modern kitchen with a good range of units and INTEGRATED APPLIANCES. First floor landing, three double bedrooms, modern family bathroom, garden to the front, drive leading to the garage, enclosed garden to the rear. Maybe an option for the current owner to purchase the freehold.

GROUND FLOOR

LOBBY

Entered via a double glazed door, oak flooring.

LOUNGE

11' x 16'4 (3.35m x 4.98m)

Double glazed window, radiator, coving, oak flooring.



DINING AREA

11'7 x 9'2 (3.53m x 2.79m)

Double glazed sliding door, oak flooring, coving, radiator.



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CONSERVATORY

12'2 x 11'5 (3.71m x 3.48m)

Double glazed windows, tiled floor, double glazed door.



KITCHEN

11'4 x 9'2 (3.45m x 2.79m)

Double glazed window, range of modern high gloss wall, drawer, base and larder units with under lighting and complimenting work tops, ceramic sink with drainer and mixer tap, integrated fridge freezer, integrated dishwasher and washing machine, modern tiled splash back, ceramic tiled flooring, contemporary vertical radiator.



FIRST FLOOR



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LANDING

Storage cupboard.



MASTER BEDROOM

10'2 x 12' (3.10m x 3.66m)

Double glazed window, radiator.



BEDROOM TWO

10'1 x 10'3 (3.07m x 3.12m)

Double glazed window, radiator, laminate flooring, storage cupboard,
access to the loft.



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BEDROOM THREE

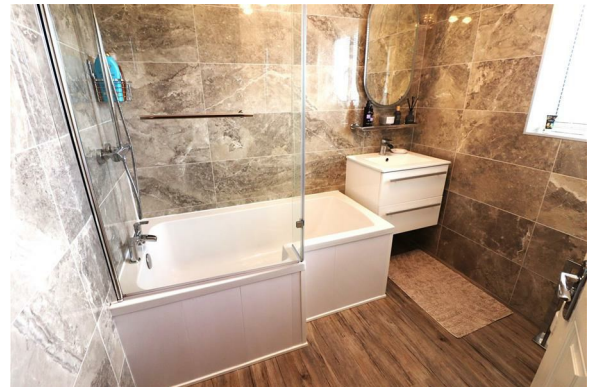
9'3 x 9'8 (2.82m x 2.95m)

Double glazed window, radiator.



BATHTOOM

Modern shower bath with waterfall shower fitment over, shower screen, wash hand basin set in a vanity unit, heated towel rail, low level wc with a built in bidet fitment, double glazed window, tiled flooring, tiled walls.



EXTERNALLY

FRONT

Drive to the front leading to the garage.



GARAGE

Single garage with electric roller door, power and lighting.



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REAR

Lawned garden to the rear with paved patio area, access to the front via the side elevation.



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.

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 April 2024)

Flood Risk - River and Sea - Low Risk

Planning Permission - There are currently no planning permission for 19 Brockwood Close.

<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.

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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

TENURE:

WE UNDERSTAND THE PROPERTY IS LEASEHOLD. 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. FILE NUMBER 6388A

MORTGAGE

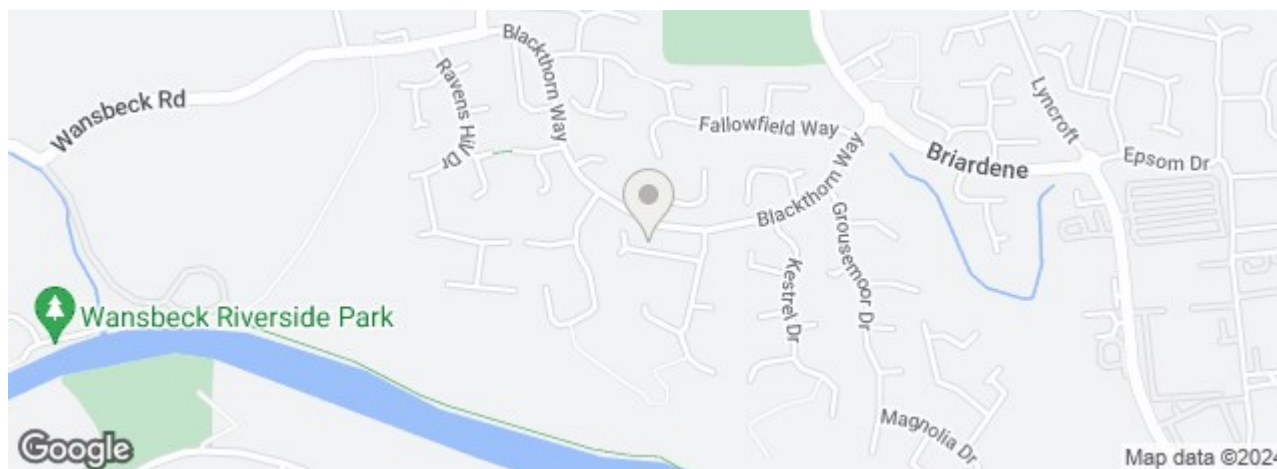
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		



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