

# RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

**39 WEST PASTURES FALLOWFIELD ASHINGTON NORTHUMBERLAND NE63  
8LB**



- DETACHED HOUSE
- WELL STOCKED REAR GARDEN
- COUNCIL TAX BAND C

- THREE DOUBLE BEDROOMS
- MATURE FRONT GARDEN
- EPC RATING D

**Price £250,000**

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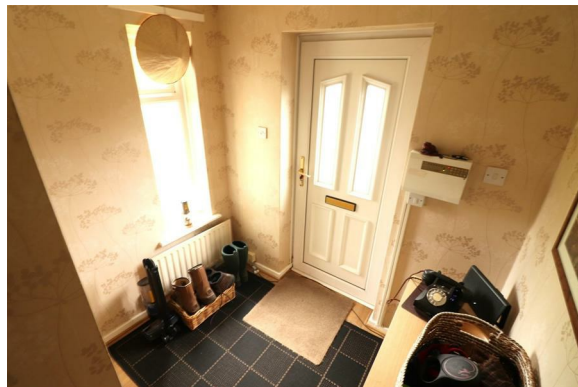
Welcome to this charming three-bedroom detached house located in the popular Fallowfield Estate in West Pastures, Ashington. This property boasts a prime cul-de-sac location, offering a family environment. Benefits from gas central heating and double glazing.

Upon entering, you are greeted by a porch, spacious reception room leading into the dining room, inner lobby with a walk in storage cupboard, breakfasting kitchen with an good range of units and complimenting work tops. First floor landing, three bedrooms, master having an en-suite shower room, modern family bathroom. Externally there are two well stocked gardens, double drive leading to the garage.

## GROUND FLOOR

### PORCH

Entered via a double glazed door, double glazed window, radiator.



### LOUNGE

12' x 12' (3.66m x 3.66m)

Two double glazed windows, radiator, laminate flooring, coving.



### DINING AREA

9'1 x 10'2 (2.77m x 3.10m)

Double glazed windows, double glazed door, radiator, laminate flooring.



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## INNER LOBBY

Storage cupboard, laminate flooring.

## BREAKFASTING KITCHEN

14'11 x 12'6 narrowing to 8'1 (4.55m x 3.81m narrowing to 2.46m)

Double glazed window, contemporary vertical radiator, range of high gloss wall, base, drawer and larder units with complimenting work tops, space for a freestanding double stove with electric and gas points, glass splash back with extractor hood above, ceramic sink with drainer and mixer tap, space for a freestanding American style fridge freezer, double glazed door.



## FIRST FLOOR

### LANDING

Access to the loft, storage cupboard.

### MASTER BEDROOM

12'7 x 11'6 (3.84m x 3.51m)

Double glazed window, radiator, two fitted wardrobes.



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## EN-SUITE

Shower, low level wc, wash hand basin, tiled floor, double glazed window.



## BEDROOM TWO

8'9 x 12' (2.67m x 3.66m)

Double glazed window, radiator, storage cupboard.



## BEDROOM THREE

8'9 x 8'3 (2.67m x 2.51m)

Double glazed window, radiator.

## BATHROOM

Bath, low level wc, wash hand basin, tiling to the floor and walls, double glazed window, heated towel rail.



## EXTERNALLY

### FRONT

Paved double drive to the front. mature well stocked garden and lawn, gated side access to the rear.



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## GARAGE

Single garage with an up and over door, power and lighting.



## REAR

Enclosed well stocked garden with borders, shrubs.



## 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.

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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## 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 Superfast broadband. (Ofcom Broadband checker April 2024)

Flood Risk - River and Sea - Low Risk

Planning Permission - There are currently no planning permission for 39 West pastures

<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.

## VIEWING

BY APPOINTMENT WITH OUR ASHINGTON OFFICE (01670) 812145/ashington@rickard.uk.com. File no: 6399a

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**MORTGAGE**

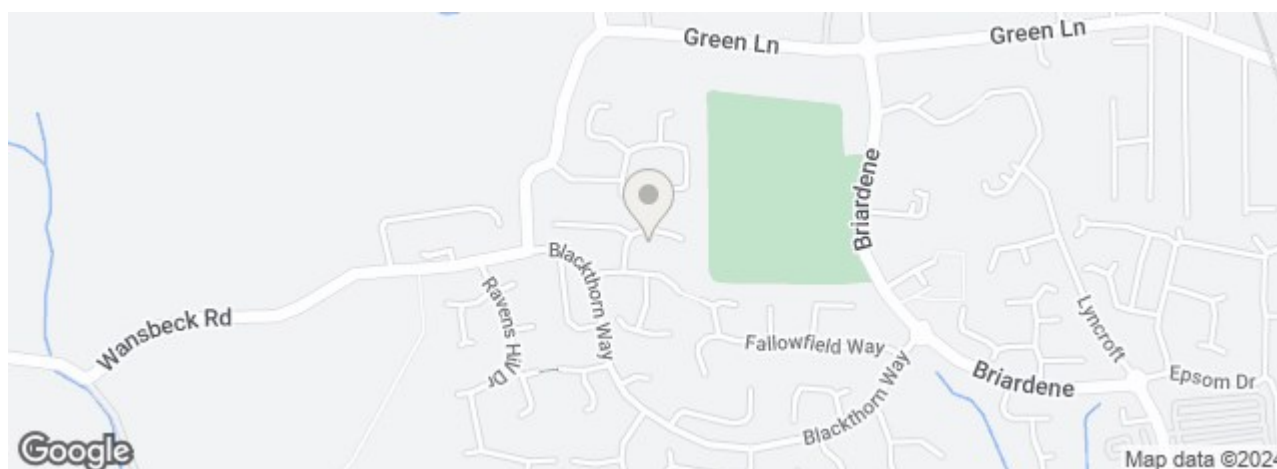
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# Energy Efficiency Rating

	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>68</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		



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