

# RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

15 FALSTONE CRESCENT ASHINGTON NORTHUMBERLAND NE63 0TY



- THREE BEDROOMS
- CUL-DE-SAC LOCATION
- NO ONWARD CHAIN
- EPC RATING D

- SEMI DETACHED HOUSE
- EXCELLENT TRANSPORTATION LINKS
- COUNCIL TAX BAND B
- IDEAL FIRST TIME BUY

**Price £135,000**

# 15 FALSTONE CRESCENT ASHINGTON NORTHUMBERLAND NE63 0TY

**\*\*SITUATED IN THIS POPULAR RESIDENTIAL LOCATION\*\*** within a well laid out cul de sac, a Dutch style three bedroomed semi detached house offered for sale with no ONWARD CHAIN. The property with double glazed windows and gas central heating is available for sale with vacant possession. Comprises of, entrance hall, spacious lounge with a double glazed bay window, dining room, fitted kitchen, utility room. First floor landing, three bedrooms, bathroom. Externally there are gardens to the front and rear, drive providing off street parking, single attached garage.

## GROUND FLOOR

### HALL

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



### LOUNGE

11'10 x 16'11 into bay (3.61m x 5.16m into bay)

Double glazed bay window, radiator, gas fire, coving.



### DINING ROOM

11'2 x 8'4 (3.40m x 2.54m)

Double glazed window, radiator.



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## KITCHEN

8'11 x 10'10 (2.72m x 3.30m)

Double glazed window, range of wall, base and drawer units with work tops, built in hob, eye level double oven, one and half bowl sink with drainer and mixer tap, tiled splash back, door to;



## UTILITY ROOM

9' x 8'9 (2.74m x 2.67m)

Double glazed window, storage cupboard, plumbed for washing machine, double glazed door.



## FIRST FLOOR

### LANDING

Double glazed window, storage cupboard.



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## BEDROOM ONE

11'6 x 14'2 (3.51m x 4.32m)

Double glazed window, radiator.



## BEDROOM TWO

11'5 x 9'6 (3.48m x 2.90m)

Double glazed window, radiator, fitted wardrobes.



## BEDROOM THREE

11'2 x 7'1 (3.40m x 2.16m)

Double glazed window, radiator, storage cupboard.



## BATHROOM

Bath with shower over, low level wc, wash hand basin, two double glazed windows, tiled splash back, radiator.



## EXTERNALLY



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## FRONT

Garden to the front, drive providing off street parking.



## GARAGE

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



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## REAR

Enclosed garden to the rear which is laid mainly to lawn with borders and 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.

## 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

## 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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## 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 June 2024)

Flood Risk - River and Sea - Low Risk

Planning Permission - There are currently no planning permission for 15 FalstonCrescent

<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: 6417A

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# Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>57</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		



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