

RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

27 WEST PASTURES FALLOWFIELD ASHINGTON NE63 8LB



- BUNGALOW
- NO ONWARD CHAIN
- COUNCIL TAX BAND B

- SEMI DETACHED
- MODERN KITCHEN DINER
- EPC RATING D

Offers Over £220,000

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****LIGHT, MODERN AND TASTEFULLY DECORATED**** a two bedroom semi detached bungalow is ready to move into and being sold with NO ONWARD CHAIN. Situated on the ever so popular Fallowfield Estate. Comprises of hall entered via a Composite door, two bedrooms master with fitted wardrobes, modern wet room, lounge, kitchen diner with an excellent range of contemporary units and complimenting marble work tops and upstands and centre island with additional storage under, integrated APPLIANCES, front store room. Externally there is a double paved drive to the front, Astro turf, side path leading to the rear, enclosed garden to the rear, raised decking, Astro turf.

GROUND FLOOR

HALLWAY

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



LOUNGE

12'3 x 14'8 (3.73m x 4.47m)

Double glazed window, m radiator, electric log effect fire with remote control, chunky mantel.



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ADDITIONAL IMAGE



KITCHEN / DINER

14'4 x 11'10 (4.37m x 3.61m)

Double glazed French doors leading on to the raised decking, Quartz floor tiles, traditional style vertical radiator, excellent range of modern wall, drawer, base and pull out larder units with complimenting marble work tops and upstands, centre island with additional storage under, induction hob with a contemporary extractor fan, double eyelevel Neff oven, integrated double fridge freezer, integrated washing machine and dishwasher, downlights to the ceiling, under bench lighting.



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ADDITIONAL IMAGE



DINING AREA

8'8 x 7'11 (2.64m x 2.41m)

Radiator, door to the store room.



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MASTER BEDROOM

9'6 x 11'9 (2.90m x 3.58m)

Double glazed window, radiator, fitted modern wardrobes.



BEDROOM TWO

Double glazed window, radiator.



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SHOWER ROOM

Double glazed window, traditional style vertical radiator, downlights to the ceiling, walk in shower, wash hand basin and low level wc set in a vanity unit with storage under, upvc cladding splash back.



EXTERNALLY

FRONT

Double paved drive, Astro turf, side path leading to the rear, store room with electric door, power and lighting.



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REAR

Raised decking, Astro turf.



ADDITIONAL IMAGE



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 LEASHOLD. HOWEVER, WE ARE NOT QUALIFIED TO VERIFY THE TENURE ON ANY PROPERTY AND YOUR SOLICITOR SHOULD BE CONSULTED REGARDING THIS.



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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 June 2024)

Flood Risk - River and Sea - Low Risk

Planning Permission - There are currently no planning permission for 27 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: 6420A

MORTGAGE

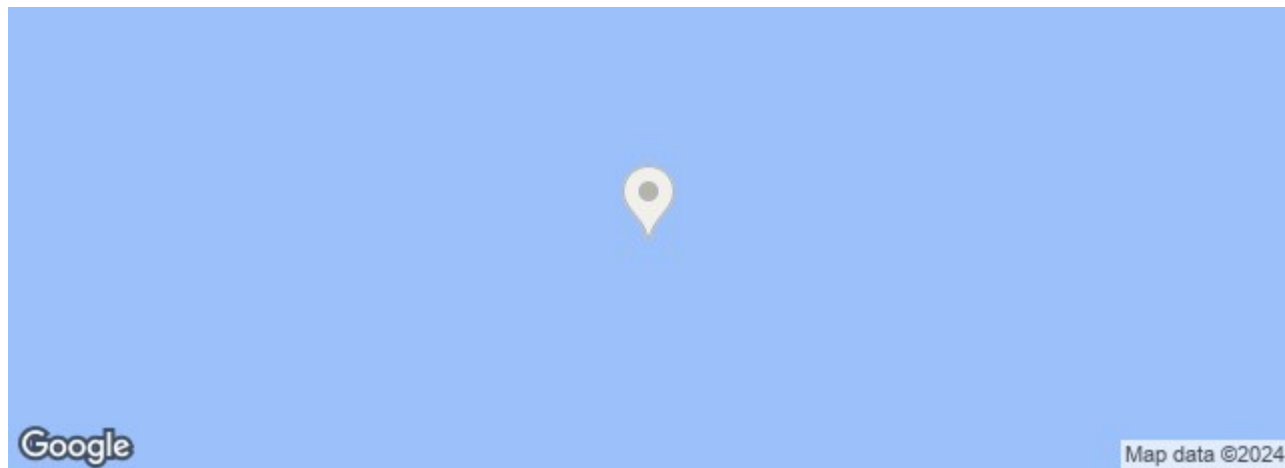
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PLEASE NOTE:

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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	66	
(55-68) D		
(39-54) E		
(21-38) F		



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