

RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

2 GROUSEMOOR DRIVE ASHINGTON NORTHUMBERLAND NE63 8LU



- DETACHED SET ON A CORNER PLOT
- DRIVE/GARAGE
- COUNCIL TAX BAND C

- THREE BEDROOMS
- EPC RATING TBC
- NO ONWARD CHAIN

Price £210,000

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****SET ON A CORNER PLOT WITH WRAP AROUND GARDENS**** a three bedroom detached house, situated on the ever so popular FALLOWFIELD ESTATE. The property benefits from gas central heating, double glazing and also benefits from being sold with NO ONWARD CHAIN. Comprises of: entrance lobby, downstairs wc, hallway, lounge with a bay window, dining room, conservatory, breakfasting kitchen. First floor landing, three bedrooms, bathroom. Externally there is a garden to the front and double paved drive, single garage, enclosed private rear garden mainly laid to lawn.

GROUND FLOOR

LOBBY

Entered via a double glazed door, tiled floor.



DOWNSTAIRS WC

Double glazed window, radiator, tiled floor, low level wc, wash hand basin.

HALLWAY

tiled floor, radiator, understair cupboard.



LOUNGE

10'10 x 14'1 into the bay (3.30m x 4.29m into the bay)

Double glazed bay window, radiator, coving.



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DINING ROOM

9'5 x 10'5 (2.87m x 3.18m)

Radiator, coving to the ceiling, sliding doors to;



CONSERVATORY

9'10 x 7'5 (3.00m x 2.26m)

Tiled floor, double glazed windows, double glazed door.



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BREAKFASTING KITCHEN

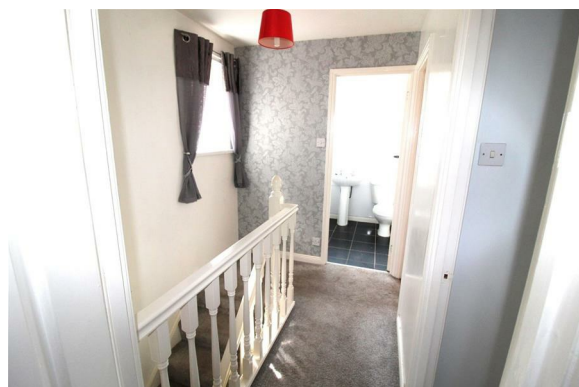
9'8 x 16'10 (2.95m x 5.13m)

Range of high gloss wall, floor and drawer units with complimenting work tops and matching upstands, sink with drainer mixer tap, space for under bench fridge and freezer, plumbed for washing machine, radiator, oven, gas hob with extractor above, two double glazed windows, double glazed door.



FIRTS FLOOR LANDING

Double glazed window.



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MASTER BEDROOM

10'6 x 8'5 to drobes (3.20m x 2.57m to drobes)

Double glazed window, radiator, wall to wall fitted wardrobes and drawers.



BEDROOM TWO

12'2 x 12'5 (3.71m x 3.78m)

Double glazed window, radiator, access to the boarded loft.



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BEDROOM THREE

9'5 x 7'6 (2.87m x 2.29m)

Double glazed window, radiator, fitted wardrobes and over bed storage, storage cupboard housing the combi boiler.



BATHROOM

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



EXTERNALLY

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FRONT

Lawned garden to the front with borders.



DOUBLE PAVED DRIVE AND GARAGE

Double paved drive providing off street parking for several cars, single garage with an electric door with power and lighting.



REAR

Enclosed private garden which is laid to lawn with borders and shrubs, greenhouse, garden shed with lighting.



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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.

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 Ultrafast broadband. (Ofcom Broadband checker August 2024)

Flood Risk - River and Sea - Low Risk

Planning Permission - There are currently no planning permission for 2 Grousemoor Drive

<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: 6446A

MORTGAGE

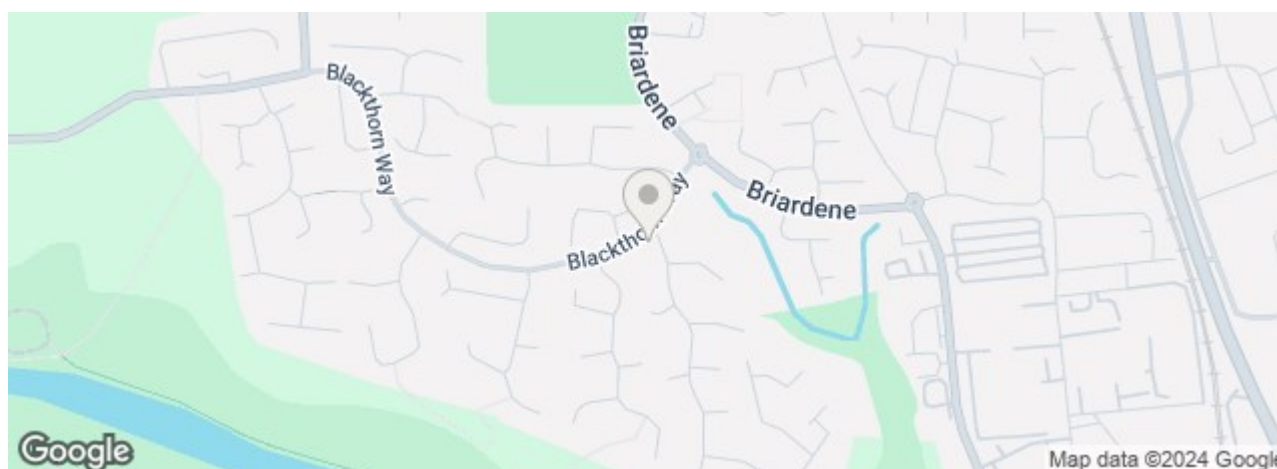
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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		84
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		



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