

RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

**4 OATFIELD CLOSE FALLOWFIELD ASHINGTON NORTHUMBERLAND NE63
8LF**



- 3 BEDROOMS
- SOUGHT AFTER LOCATION
- COUNCIL TAX BAND B

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

Price £165,000

4 OATFIELD CLOSE FALLOWFIELD ASHINGTON NORTHUMBERLAND NE63 8LF

Nestled in the tranquil cul-de-sac of Oatfield Close in Fallowfield, Ashington, this charming semi-detached house presents an excellent opportunity for families and first-time buyers alike. The property boasts two inviting reception rooms, perfect for both relaxation and entertaining guests. The spacious layout allows for a comfortable living experience, with ample natural light flowing throughout the home.

With three well-proportioned bedrooms, this residence offers plenty of space for family living or the potential for a home office. The peaceful setting of this property is enhanced by its location in a quiet cul-de-sac, providing a safe environment for children to play and a sense of community among neighbours.

This semi-detached house is not only a lovely home but also a fantastic investment in a desirable area, with its combination of space, comfort, and a serene location, Oatfield Close is a property that should not be missed. Whether you are looking to settle down or invest, this home offers a wonderful opportunity to create lasting memories.

GROUND FLOOR

LOBBY

6'11" x 2'11" (2.11m x 0.89m)

UPVC door and window.



CLOAKROOM/WC

Close coupled WC and wall mounted wash hand basin. UPVC double glazed window, One radiator.



4 OATFIELD CLOSE FALLOWFIELD ASHINGTON NORTHUMBERLAND NE63 8LF

LOUNGE

15'06" x 11'10" (4.72m x 3.61m)

UPVC double glazed bay window. Feature fire surround, radiator, open staircase.



4 OATFIELD CLOSE FALLOWFIELD ASHINGTON NORTHUMBERLAND NE63 8LF

KITCHEN

14'10" x 8'10" (4.52m x 2.69m)

Range of wall and floor storage units. Stainless steel single drainer sink unit. Plumbing for automatic washing machine, radiator, single glazed door and window.



4 OATFIELD CLOSE FALLOWFIELD ASHINGTON NORTHUMBERLAND NE63 8LF

CONSERVATORY

8' x 14' (2.44m x 4.27m)



FIRST FLOOR

4 OATFIELD CLOSE FALLOWFIELD ASHINGTON NORTHUMBERLAND NE63 8LF

LANDING



4 OATFIELD CLOSE FALLOWFIELD ASHINGTON NORTHUMBERLAND NE63 8LF

MASTER BEDROOM

14' x 8'08" (4.27m x 2.64m)

UPVC double glazed window. One radiator. fitted wardrobes.



4 OATFIELD CLOSE FALLOWFIELD ASHINGTON NORTHUMBERLAND NE63 8LF

BEDROOM TWO

10'06" x 8'08" (3.20m x 2.64m)

UPVC double glazed window. One radiator

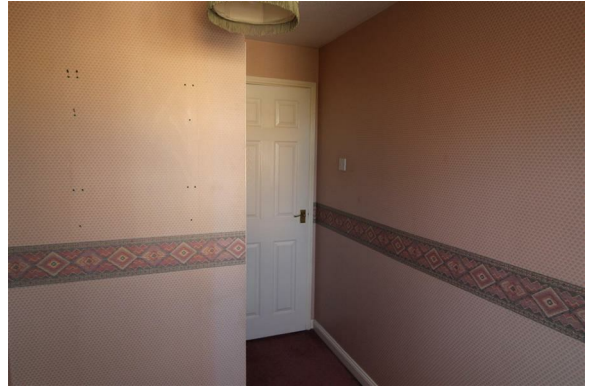


4 OATFIELD CLOSE FALLOWFIELD ASHINGTON NORTHUMBERLAND NE63 8LF

BEDROOM THREE

9'04" x 5'11" (2.84m x 1.80m)

UPVC double glazed window. One radiator, storage cupboard.



4 OATFIELD CLOSE FALLOWFIELD ASHINGTON NORTHUMBERLAND NE63 8LF

BATHROOM

6'09" x 5'10" (2.06m x 1.78m)

Modern walk-in shower with waterfall shower fitment, large shower screen, wash hand basin, low level WC., double glazed window,



EXTERNALLY

FRONT

Integral single car garage with sweeping drive. Gardens to the front and rear of the property, cul-de-sac location.



GARAGE

4 OATFIELD CLOSE FALLOWFIELD ASHINGTON NORTHUMBERLAND NE63 8LF

REAR

mainly laid to lawn, with shrubs and trees, paved to side elevation.



4 OATFIELD CLOSE FALLOWFIELD ASHINGTON NORTHUMBERLAND NE63 8LF

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 Feb 2025)

Flood Risk - River and Sea - Low

Planning Permission - There are currently no planning permission for 4 Oatfield Close, Fallowfield, Ashington.

<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.

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 FREEHOLD. 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 NO: 6503A

MORTGAGE

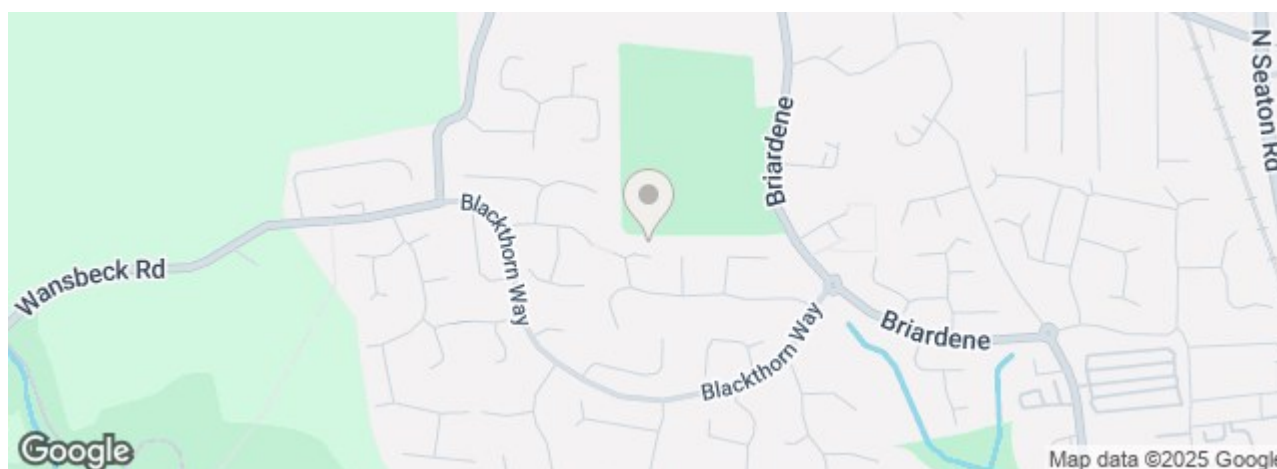
Why not make an appointment to speak to our **Independent** Mortgage Adviser?

PLEASE NOTE:

Your home may be repossessed if you do not keep up repayments on your mortgage.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		



17/18 Laburnum Terrace, Ashington NE63 0JA Tel: 01670 812145 Fax: 01670 522765 Email: ashington@rickard.uk.com
 25 Newgate Street, Morpeth NE61 1AW Tel: 01670 513533 Fax: 01670 518398 Email: morpeth@rickard.uk.com
 6 Havelock Street, Blyth NE24 1AB Tel: 01670 356613 Fax: 01670 369155 Email: blyth@rickard.uk.com