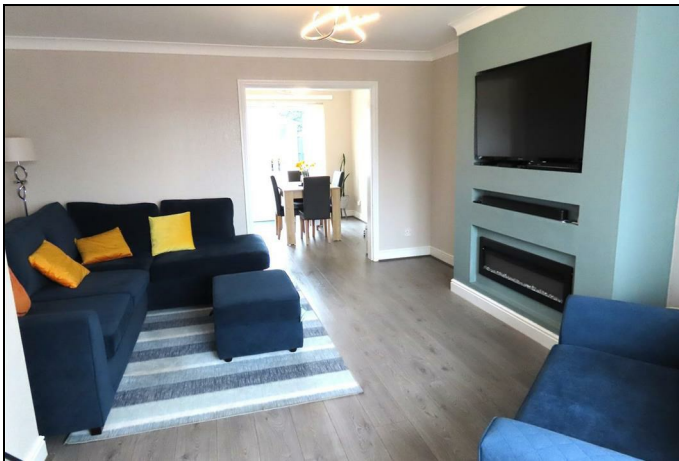


RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

10 HARVEY CLOSE FAIRMEADOWS ASHINGTON NORTHUMBERLAND NE63 9EH



- FOUR BEDROOMS
- POPULAR RESIDENTIAL LOCATION
- SOLAR PANELS SUPPLIED BY SHADE GREENER
- EPC RATING B
- DETACHED FAMILY HOME
- GARAGE/DOUBLE DRIVE
- COUNCIL TAX BAND C
- LOVELY REAR GARDEN

Price £250,000

10 HARVEY CLOSE FAIRMEADOWS ASHINGTON NORTHUMBERLAND NE63 9EH

Nestled in the sought-after residential estate of Harvey Close, Ashington, this impressive detached family home offers a perfect blend of comfort and convenience. With four spacious bedrooms, this property is ideal for families seeking ample living space. The two well-appointed reception rooms provide versatile areas for relaxation and entertainment, ensuring that there is room for everyone to enjoy.

The home boasts a bathroom and en-suite shower room, catering to the needs of a busy household. The well-designed layout enhances the flow of the living spaces, making it a delightful environment for both daily living and hosting guests.

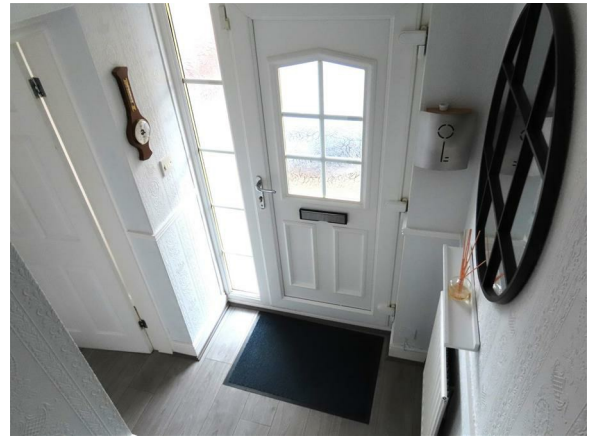
Parking is a breeze with a double drive and a garage, accommodating up to three vehicles, which is a rare find. The property is conveniently located close to the A189, offering easy access for commuters heading to the stunning North East coast or the vibrant city centre of Newcastle.

This charming home is not just a place to live; it is a lifestyle choice in a community that is both welcoming and well-connected. Whether you are looking to settle down or invest, this property presents an excellent opportunity in a desirable location. Don't miss the chance to make this delightful house your new home.

GROUND FLOOR

ENTRANCE HALL

Entered via a double glazed door, radiator, stairs up to all rooms.



10 HARVEY CLOSE FAIRMEADOWS ASHINGTON NORTHUMBERLAND NE63 9EH

LOUNGE

16'11 x 13'9 (5.16m x 4.19m)

Double glazed bow window, radiator, feature media wall with a modern electric fire.



DINING ROOM

9'9 x 9'1 (2.97m x 2.77m)

Double glazed French doors leading out to the garden, radiator.



10 HARVEY CLOSE FAIRMEADOWS ASHINGTON NORTHUMBERLAND NE63 9EH

KITCHEN

Double glazed window over looking the garden, range of wall, base and drawer units with complimenting work tops, freestanding cooker with extractor fan above, tiled splash back, one and half bowl sink with drainer and mixer tap, door to the garage, radiator, storage cupboard.



UTILITY ROOM

6'7 x 5'4 (2.01m x 1.63m)

Double glazed window, wall and base units with work tops, plumbed for washing machine and dryer, radiator, double glazed door.



DOWNSTAIRS WC

Wash hand basin, low level wc, radiator, double glazed window.



FIRST FLOOR



10 HARVEY CLOSE FAIRMEADOWS ASHINGTON NORTHUMBERLAND NE63 9EH

LANDING

Access to the insulated loft, dado rail.



MASTER BEDROOM

11'1 x 11' (3.38m x 3.35m)

Double glazed window, radiator, fitted wardrobes.



10 HARVEY CLOSE FAIRMEADOWS ASHINGTON NORTHUMBERLAND NE63 9EH

EN-SUITE SHOWER ROOM

Double glazed window, shower cubicle, wash hand basin set in a vanity unit, low level wc, tiled splash back, tiled floor, heated chrome towel rail.



BEDROOM TWO

12'4 x 8' (3.76m x 2.44m)

Two double glazed windows, radiator.



10 HARVEY CLOSE FAIRMEADOWS ASHINGTON NORTHUMBERLAND NE63 9EH

BEDROOM THREE

10'5 x 8'6 (3.18m x 2.59m)

Double glazed window, radiator, fitted wardrobes.



BEDROOM FOUR

8'4 x 8' (2.54m x 2.44m)

Double glazed window, radiator, laminate flooring.



BATHROOM

Double glazed window, bath with shower over and shower screen, low level wc, wash hand basin set in a vanity unit, radiator,



EXTERNALLY

FRONT

Paved double drive to the front, electric vehicle charging point, double gated side access to the rear garden.



10 HARVEY CLOSE FAIRMEADOWS ASHINGTON NORTHUMBERLAND NE63 9EH

GARAGE

With an up and over door, power and electric points.



REAR GARDEN

Enclosed garden to the rear which is laid with Astro turf, paved sitting area, two double outside electric sockets, 3' x 3' garden shed, access down the side with an additional shed.



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.

10 HARVEY CLOSE FAIRMEADOWS ASHINGTON NORTHUMBERLAND NE63 9EH

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 March 2025)

Flood Risk - River and Sea -

Planning Permission - There are currently ? planning permission for ?

<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. 6517a

MORTGAGE

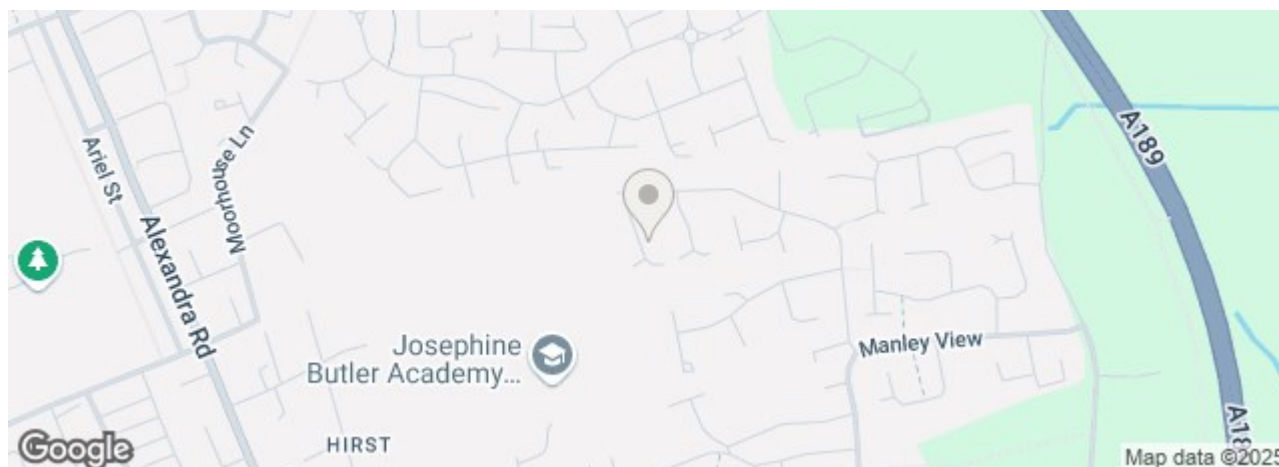
Why not make an appointment to speak to our **Independent** Mortgage Adviser?

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	90	92
(81-91) B		
(69-80) C		
(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