

RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

**20 WEST PASTURES FALLOWFIELD ASHINGTON NORTHUMBERLAND NE63
8LB**



- SEMI DETACHED
- TWO BEDROOMS
- REFITTED CONTEMPORARY KITCHEN
- EPC RATING C

- BUNGALOW
- MODERN INTERIOR
- COUNCIL TAX BAND B
- ESSENTIAL VIEWING

Price £230,000

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Nestled in the sought-after area of West Pastures, Ashington, this charming semi-detached bungalow offers a delightful blend of comfort and modern living. With a spacious reception rooms, this property is perfect for both relaxation and entertaining guests. The two well-appointed bedrooms feature wall-to-wall fitted wardrobes, providing ample storage space while maintaining a sleek and tidy appearance.

The heart of the home is undoubtedly the refitted contemporary kitchen, which boasts modern fixtures and finishes, making it a joy to cook and gather with family and friends. The stylish bathroom has also been updated to reflect a modern aesthetic, ensuring that every aspect of this home meets the needs of today's discerning buyer.

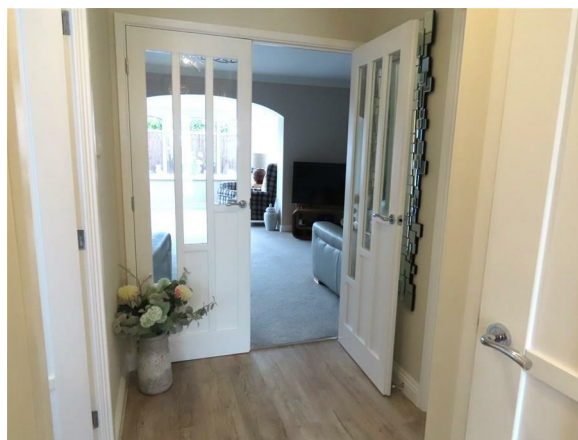
Outside, the property benefits from parking for one vehicle, adding to the convenience of this lovely home. Located in a popular residential area, you will find yourself within easy reach of local amenities, parks, and transport links, making it an ideal choice for those seeking a peaceful yet connected lifestyle.

This bungalow is a perfect opportunity anyone downsizers, or anyone looking for a low-maintenance home in a desirable location. With its modern interior and thoughtful design, this property is sure to impress. Don't miss the chance to make this delightful bungalow your new home.

GROUND FLOOR

HALLWAY

Entered via a double glazed door, radiator, storage cupboard, modern laminate flooring.

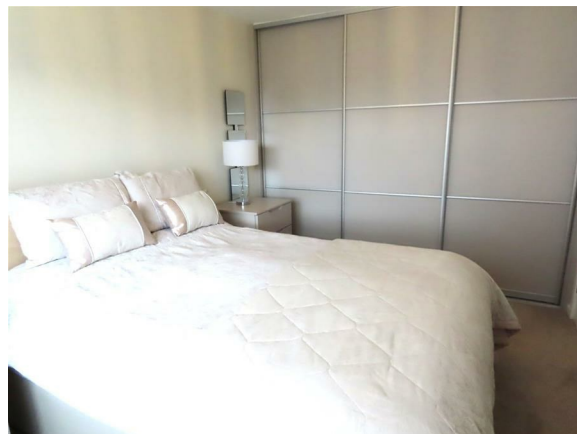


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BEDROOM ONE

9'8 x 9'3 (2.95m x 2.82m)

Double bedroom with a double glazed window, radiator, coving, wall to wall fitted modern wardrobes.



BEDROOM TWO

7'8 x 9'10 (2.34m x 3.00m)

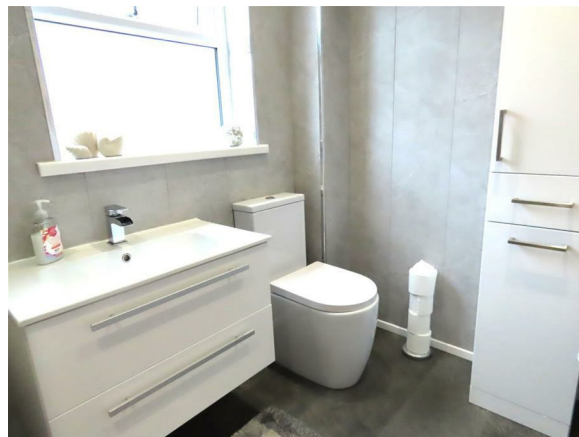
Double bedroom with a double glazed window, radiator, coving, wall to wall fitted modern wardrobes.



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BATHROOM

Shower bath with shower screen and shower attachment over, low level wc and wash hand basin set in a vanity unit with drawers under, double glazed window, heated towel rail, laminate flooring, upvc modern cladding to the walls, downlights.



LOUNGE

11'8 x 17' (3.56m x 5.18m)

Radiator, coving, modern fire surround with electric log effect fire inset.



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ORANGERY

9' x 10'8 (2.74m x 3.25m)

Double glazed French door, double glazed windows, downlights to the ceiling.



KITCHEN

11'7 x 12'3 (3.53m x 3.73m)

Double glazed window, excellent range of contemporary wall, base and drawer units with complimenting work tops and matching upstands, sink with drainer and mixer tap, eye level double oven, electric hob with glass splash back, storage cupboard, laminate flooring, plumbed for washing machine, radiator.

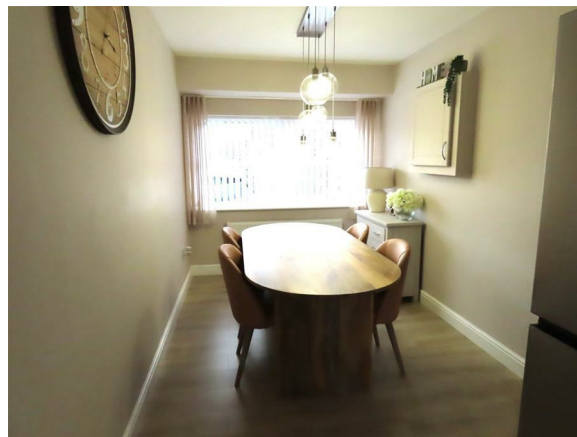


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DINING ROOM

16'4 x 7'6 (4.98m x 2.29m)

Double glazed window, radiator, laminate flooring, radiator.



EXTERNALLY

FRONT

Paved drive to the front, gated access to the rear, lawned garden.



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REAR

Enclosed garden to the rear, paved patio area, gravelled area.



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.

McKenzie Financial Services Ltd 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.

VIEWING

BY APPOINTMENT WITH OUR ASHINGTON OFFICE (01670) 812145/ashington@rickard.uk.com. FILE NO: 6556A

MORTGAGE

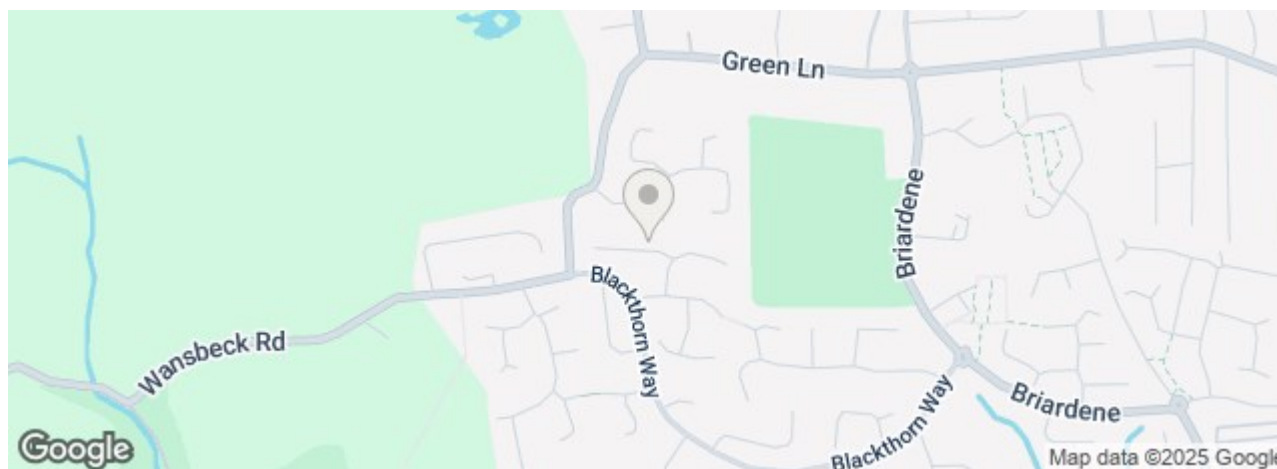
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PLEASE NOTE:

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		87
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		



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