

RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

**59 FALLOWFIELD WAY FALLOWFIELD ASHINGTON NORTHUMBERLAND
NE63 8LD**



- TWO BEDROOMS
- VERY WELL PRESENTED
- COUNCIL TAX BAND B

- DETACHED BUNGALOW
- CUL-DE-SAC LOCATION
- EPC RATING D

Offers Over £210,000

59 FALLOWFIELD WAY FALLOWFIELD ASHINGTON NORTHUMBERLAND NE63 8LD

****IMMACULATELY PRESENTED, SET IN A QUIET CUL-DE-SAC**** two double bedroom detached bungalow. The property is positioned on the ever so popular FALLOWFIELD ESTATE and situated close to local amenities and transport links. Benefits from gas central heating, double glazing and also benefits from a SOUTHLY FACING PRETTY GARDEN. Comprises of entrance hall, light and spacious lounge/diner, breakfasting kitchen, utility room, two bedrooms master with fitted wall to wall wardrobes, shower room. Externally there is a garden and double drive to the front, store room (was the garage), gravelled side enclosed garden, rear garden.

GROUND FLOOR

ENTRANCE HALL

Entered via a double glazed door, radiator, storage cupboard, double doors leading to the lounge.



LOUNGE /DINER

16'9 x 11'7 (5.11m x 3.53m)

Double glazed bay window with French doors, radiator.



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BREAKFASTING KITCHEN

11'7 x 8'2 (3.53m x 2.49m)

Double glazed window, fitted with modern high gloss wall, base and drawer units with complimenting work tops, built in double electric oven, microwave, ceramic electric hob with extractor hood above, integrated fridge and freezer, modern tiled splash backs, radiator, large walk in cupboard, door to the utility room.



UTILITY ROOM

7'10 x 7'11 (2.39m x 2.41m)

Formally part of the garage. Base unit with sink, plumbed for washing machine, radiator, door to the front storage area, combi boiler.

MASTER BEDROOM

9'2 x 11'7 (2.79m x 3.53m)

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



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BEDROOM TWO

7'9 x 9'5 (2.36m x 2.87m)

Double glazed window, radiator.



SHOWER ROOM

Shower cubicle with water fall attachment over, low level wc and wash hand basin set in a vanity display unit, partial tiling to the walls, tiled floor, heated chrome towel rail, down lights to the ceiling.



EXTERNALLY

FRONT

Garden to the front along with a paved double drive.



FRONT STORE AREA

Formerly garage with roller shutter door, power and lighting.

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SIDE GARDEN

Enclosed with gravel.



REAR GARDEN

Enclosed rear private garden, mainly laid to lawn, shrubs and borders, paved sitting area, raised deck with Astro turf.



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

VIEWING

BY APPOINTMENT WITH OUR ASHINGTON OFFICE (01670) 812145/ashington@rickard.uk.com

FILE NUMBER

PLEASE QUOTE REFERENCE NO: 6266A

MORTGAGE

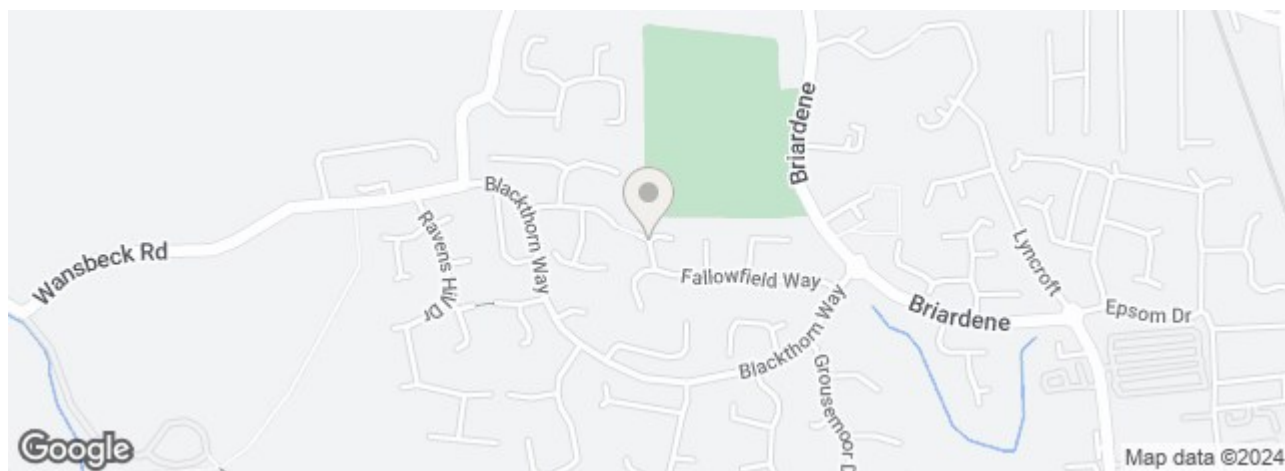
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	67	
(55-68) D		
(39-54) E		
(21-38) F		



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