

# RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

**3 FALCON COURT FALLOWFIELD ASHINGTON NORTHUMBERLAND NE63  
8JR**



- FOUR BEDROOMS
- GENEROUS SIZE PLOT
- DOUBLE DRIVE
- EPC RATING C

- DETACHED HOUSE
- DOUBLE GARAGE
- SOUGHT AFTER LOCATION
- LOVELY GARDEN

**Price £275,000**

### 3 FALCON COURT FALLOWFIELD ASHINGTON NORTHUMBERLAND NE63 8JR

**\*\*POSITIONED IN A SOUGHT AFTER LOCATION\*\***a lovely four bedroom detached house with a SOUTHERLY SUNNY ASPECT TO THE REAR, In close proximity to local amenities and transportation links. Benefits from gas central heating, double glazing and off street parking for two cars. Comprises of, entrance lobby, hall, ground floor wc, lounge with a double glazed bay window, dining room with family area over looking the rear garden, breakfasting kitchen with door to the garage, first floor landing, master suite has a dressing room and en-suite bathroom, three further bedrooms and a family bathroom. Externally there is a lovely enclosed garden to the rear, lawned garden to the front with a double paved drive, DOUBLE GARAGE. Early internal inspection highly recommended to appreciate what this property has to offer.

#### GROUND FLOOR

##### LOBBY

Entered via a double glazed door, dado rail.

##### HALL

Wood flooring, radiator, dado rail.



##### GROUND FLOOR WC

Double glazed window, low level wc, contemporary wash hand basin set on a storage unit, tiled walls and floor.



# 3 FALCON COURT FALLOWFIELD ASHINGTON NORTHUMBERLAND NE63 8JR

## LOUNGE

15' 3 x 15' 6 (4.57m 0.91m x 4.72m)

Lovely modern lounge with a double glazed bay window, radiator, covered ceiling, fire surround with electric coal effect fire inset.



## DINING ROOM / FAMILY AREA

21' 2 x 9' 5 (6.45m x 2.87m)



## FAMILY AREA

With a lovely outlook onto the garden, double glazed window, radiator, laminate flooring, covered ceiling.



# 3 FALCON COURT FALLOWFIELD ASHINGTON NORTHUMBERLAND NE63 8JR

## DINING AREA

Double glazed sliding doors, laminate flooring, coved ceiling.



## BREAKFASTING KITCHEN

15'11 x 8'9 (4.85m x 2.67m)

Double glazed window, excellent range of wall, base and drawer units with work surfaces, built in oven and hob with extractor fan above, space and plumbed for dishwasher, sink unit with drainer and mixer tap, laminate flooring, door to the garage.



## FIRST FLOOR

### LANDING

Access to the partially boarded loft with lighting.



### 3 FALCON COURT FALLOWFIELD ASHINGTON NORTHUMBERLAND NE63 8JR

#### MASTER SUITE

15'1 x 15' (4.60m x 4.57m)

Double glazed window, radiator, door to the dressing room with a velux window, shelving and hanging space.



#### EN-SUITE BATHROOM

Bath, low level wc, wash hand basin, heated ladder towel rail, double glazed window, tiled floor and walls.



# 3 FALCON COURT FALLOWFIELD ASHINGTON NORTHUMBERLAND NE63 8JR

## BEDROOM TWO

12'3 x 11' (3.73m x 3.35m)

Double glazed window, radiator, range of fitted wardrobes with over bed storage.



## BEDROOM THREE

11'3 x 9' (3.43m x 2.74m)

Double glazed window, radiator, fitted wardrobes.



# 3 FALCON COURT FALLOWFIELD ASHINGTON NORTHUMBERLAND NE63 8JR

## BEDROOM FOUR

9'2 x 10' (2.79m x 3.05m)

Double glazed window, radiator.



## FAMILY BATHROOM

Bath, walk in shower cubicle, low level wc, wash hand basin, double glazed window, tiled floor and walls, heated ladder towel rail.



## EXTERNALLY

### FRONT

Paved drive for off street parking for two cars, lawned area.



### REAR

Enclosed rear garden with a southerly aspect, laid to lawn, with a paved patio area.



# 3 FALCON COURT FALLOWFIELD ASHINGTON NORTHUMBERLAND NE63 8JR

## DOUBLE GARAGE

With up and over door, power, lighting, base unit with a sink, plumbed for washing machine.



## 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 - Advice For Buyers/Viewers - If anyone in the household has or develops symptoms or is self isolating then viewings should not go ahead. Please inform us as soon as possible if this is the case. • Social distancing of at least 2 metres is adhered to at all times. • Viewers will be required to have their own hand sanitiser which is to be applied before, during if necessary and after the viewing. Other PPE such as masks and shoe covers can be worn and a seller may request this as a condition of the viewing. • Only members of one household are permitted to view a property at any one time. It is recommended that this should be no more than 2 adults.

## FILE NUMBER

PLEASE QUOTE REFERENCE NO: 5836a

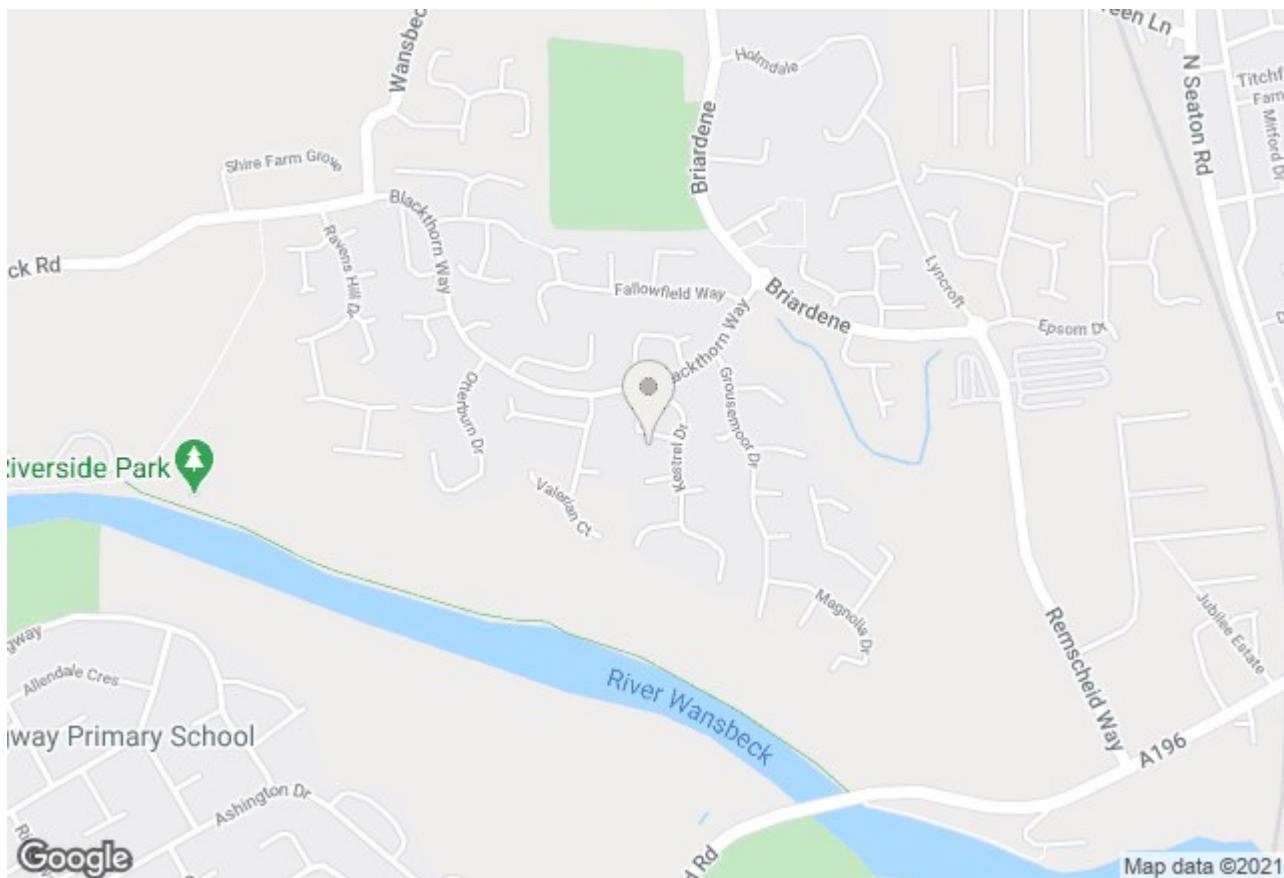
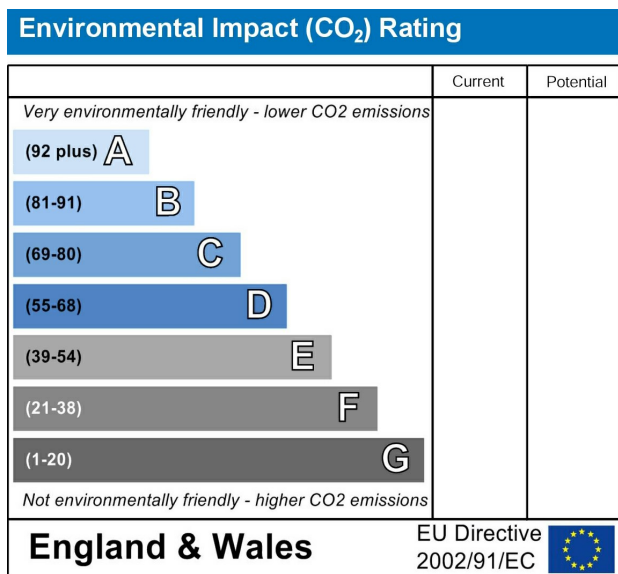
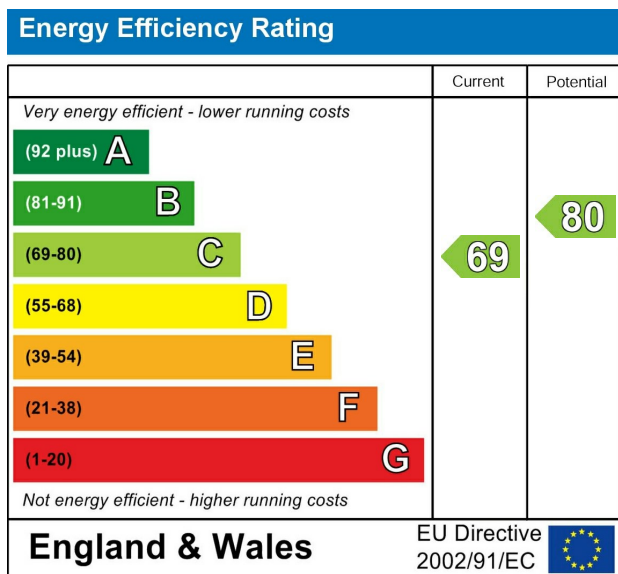


**MORTGAGE**

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.**



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

