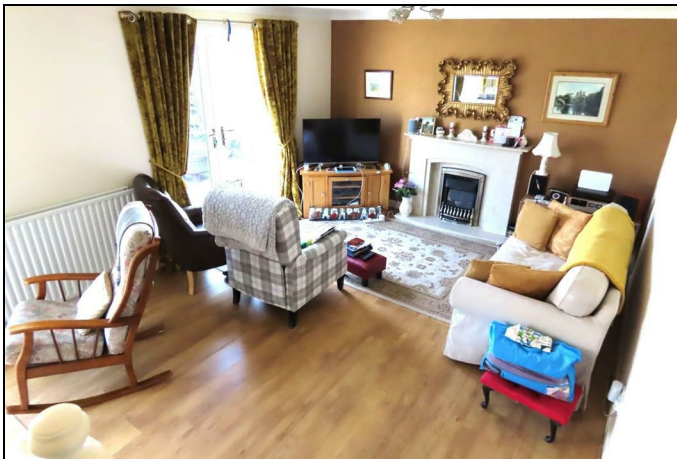


RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

24 HOME FARM CLOSE ASHINGTON NE63 8QX



- DETACHED FAMILY HOME
- POPULAR RESIDENTIAL LOCATION
- EPC RATING D
- MAINS GCH/ELECTRIC/WATER,DRAINAGE & SEWERAGE
- THREE BEDROOMS/ ONE EN SUITE
- WITHIN EASY COMMUTE TO MORPETH TOWN CENTRE
- FREEHOLD PROPERTY
- COUNCIL TAX BAND C

Price £245,000

24 HOME FARM CLOSE ASHINGTON NE63 8QX

Welcome to this detached family home situated in the desirable location of Home Farm Close, Ashington. This property boasts a light and spacious lounge dining room, perfect for family gatherings and entertaining guests. The room features two sets of French doors that open directly into the garden, allowing for a seamless flow between indoor and outdoor living.

With three bedrooms, this home offers ample space for a growing family. The two bathrooms provide convenience and comfort, ensuring that morning routines run smoothly.

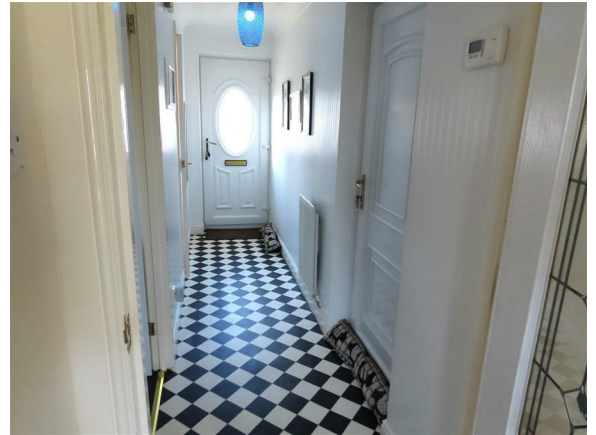
The property also benefits from parking for two vehicles, making it ideal for families with multiple cars. Nestled in a popular residential area, this home is not only peaceful but also conveniently located for an easy commute to Morpeth town centre, where you can enjoy a variety of shops, cafes, bars and amenities.

This detached house is a perfect blend of comfort and practicality, making it an excellent choice for those seeking a family-friendly environment. Don't miss the opportunity to make this lovely home your own.

GROUND FLOOR

HALLWAY

Entered via a double glazed door, radiator, door to the garage.



DOWNSTAIRS WC/CLOAKS

Double glazed window, radiator, low level wc, wash hand basin.

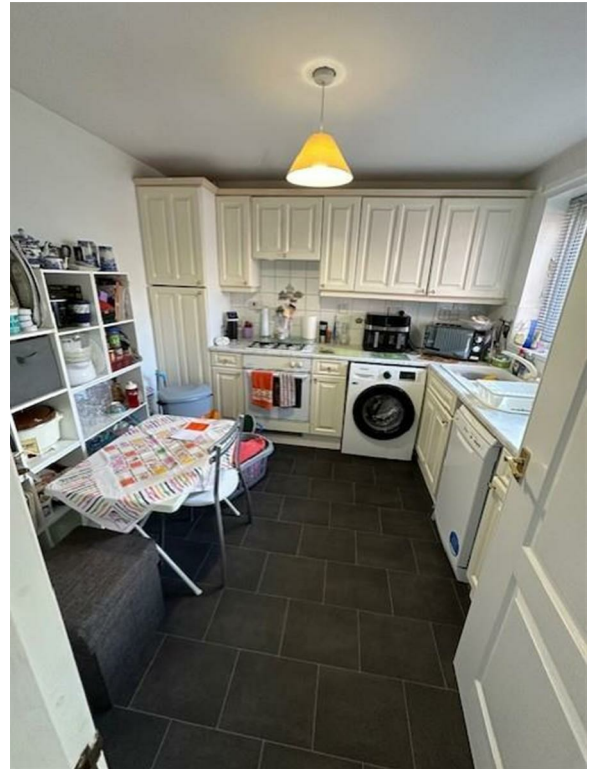


24 HOME FARM CLOSE ASHINGTON NE63 8QX

KITCHEN

9'4 x 9'11 (2.84m x 3.02m)

Double glazed window, radiator, range of wall, base and drawer units with work tops, oven, hob, one and half bowl sink with drainer and mixer tap, plumbed for washing machine, tiled splash back.

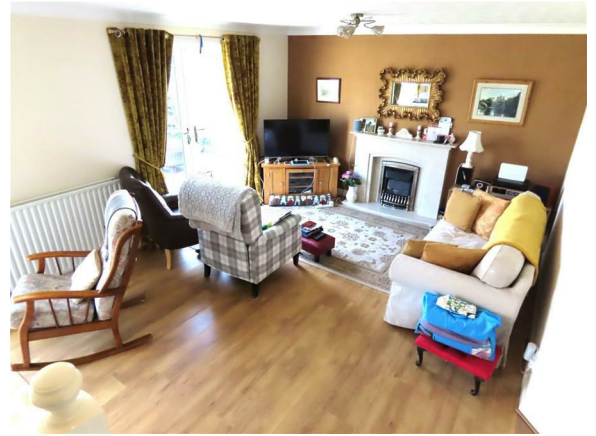


24 HOME FARM CLOSE ASHINGTON NE63 8QX

LOUNGE / DINING ROOM

14'2 x 22'3 (4.32m x 6.78m)

Two double glazed French doors leading to the garden, two radiators, laminate flooring, electric coal effect fire with a marble effect fire surround.



FIRST FLOOR LANDING

Double glazed window, storage cupboard.



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BEDROOM ONE

11'10 x 9'6 (3.61m x 2.90m)

Double glazed window, radiator, fitted wardrobes.



EN-SUITE SHOWER ROOM

Shower cubicle, low level wc, wash hand basin, radiator, double glazed window.

BEDROOM TWO

11'3 x 10'2 (3.43m x 3.10m)

Double glazed window, radiator, fitted wardrobes.



24 HOME FARM CLOSE ASHINGTON NE63 8QX

BEDROOM THREE

7'7 x 11'5 (2.31m x 3.48m)

Double glazed window, radiator.

BATHROOM

Bath, low level wc, wash hand basin, tiled splash back. basin, radiator,



EXTERNALLY

FRONT

Paved and gravelled drive.

GARAGE

Single garage with an up and over door, power and lighting, door leading to the side.



REAR

Enclosed garden which is laid to lawn with paved patio 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.

24 HOME FARM CLOSE ASHINGTON NE63 8QX

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

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 2026)

Flood Risk - River and Sea - Low Risk

Planning Permission - There are currently no planning permission for 24 Home Farm Close

<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.

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: 6633A

MORTGAGE

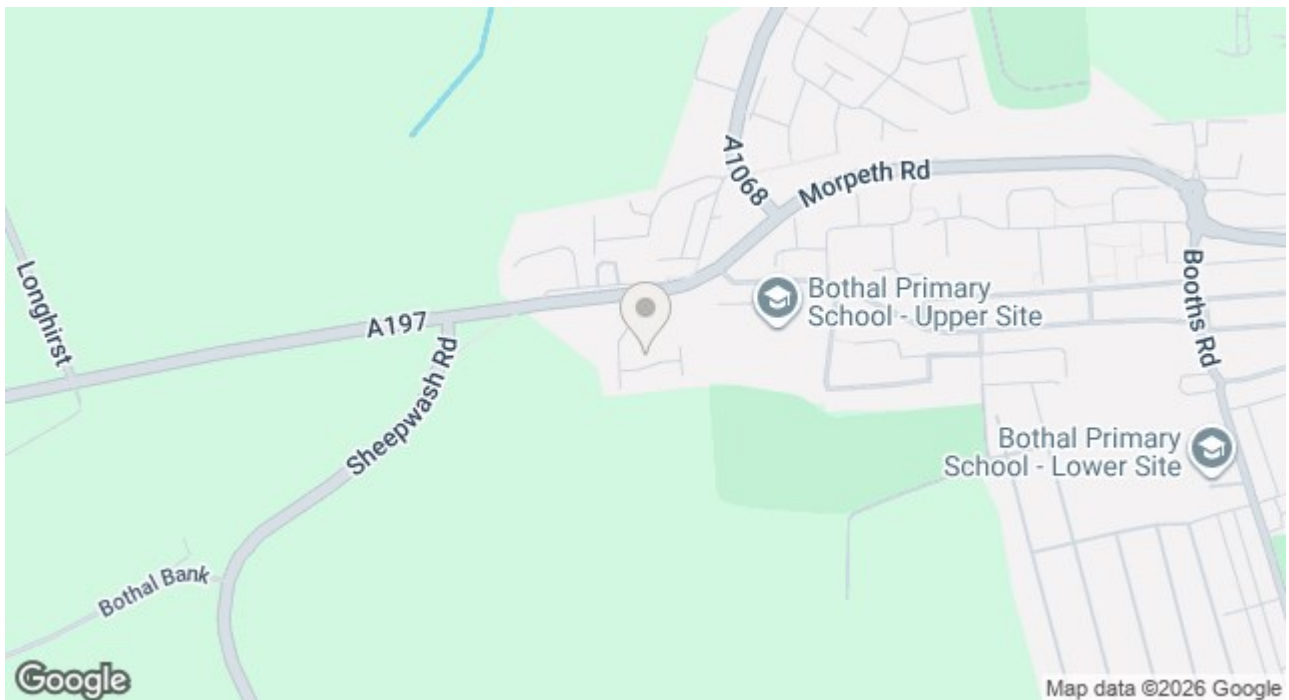
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Energy Efficiency Rating

	Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p>	<p>66</p>	<p>74</p>



www.rickard.uk.com

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VAT registration number 175 8808 19

Regulated by RICS

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Directors: Iain Rickard MRICS, Diane Charlton & Aisling O'Neil MNAEA