

RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

1 FALSTONE CRESCENT ASHINGTON NE63 0TY



- THREE BEDROOMS
- NO UPPER CHAIN
- EPC RATING TBC
- MAINS GCH/ELECTRIC/WATER,DRAINAGE & SEWERAGE

- SUBJECT TO PROBATE
- FREEHOLD PROPERTY
- COUNCIL RTAX BAND
- IDEALLY LOCATED

Offers Over £140,000

1 FALSTONE CRESCENT ASHINGTON NE63 0TY

Nestled in the charming area of Falstone Crescent, Ashington, this delightful three-bedroom semi-detached house presents an excellent opportunity for families seeking a comfortable and modern living space. The property boasts two reception rooms along with a conservatory, providing ample room for relaxation and entertaining guests.

The well-appointed modern kitchen and bathroom enhance the home's appeal, ensuring that daily living is both convenient and enjoyable. With three bedrooms, there is plenty of space for family members or guests, making it an ideal family home.

Parking is a breeze with space available for two vehicles, adding to the practicality of this lovely residence. The property is subject to probate, and no onward chain. The Baxi combi boiler is 2 years old, the new roof was fitted around 3 years ago.

Situated in a great location, this home is ideally placed to benefit from local amenities and transport links, making it a perfect choice for those looking to settle. Whether you are a first-time buyer or seeking a new family home.

GROUND FLOOR

HALLWAY

Entered via a double glazed door, coving, radiator, storage cupboard.



LOUNGE

11'3 x 16'9 (3.43m x 5.11m)

Double glazed large window, radiator, coving, marble fire surround with marble back and hearth.



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DINING ROOM

11'10 x 8'8 (3.61m x 2.64m)

Double glazed sliding door, double glazed window, radiator, coving.



CONSERVATORY

7'5 x 11'1 (2.26m x 3.38m)

Double glazed window, double glazed French doors leading out to the garden.



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KITCHEN

8'11 x 11' (2.72m x 3.35m)

Double glazed window, range of modern base and drawer units with complementing work tops, display unit with glass doors and behind feature lighting, drawers below, radiator, sink with drainer and mixer tap, laminate flooring, double glazed door to;



UTILITY ROOM

9'9 x 9'2 (2.97m x 2.79m)

Double glazed door, wall and base unit, freestanding cooker, plumbed for washing machine, radiator, tiled floor, double glazed door to the rear.



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FIRST FLOOR LANDING

Double glazed window, storage cupboard.



MASTER BEDROOM

11'11 x 14'2 (3.63m x 4.32m)

Double glazed window, radiator, coving.



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BEDROOM TWO

12'1 x 11'5 (3.68m x 3.48m)

Double glazed window, radiator, coving, fitted wardrobes.



BEDROOM THREE

7'5 x 10'10 (2.26m x 3.30m)

Double glazed window, radiator, coving, fitted wardrobes, fitted desk with drawers.

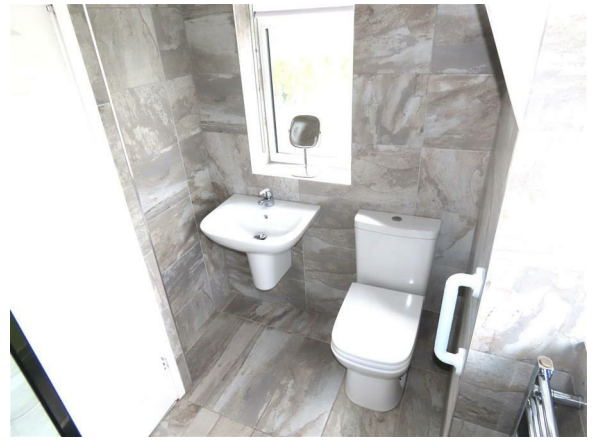


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SHOWER ROOM

7'4 x 5'1 (2.24m x 1.55m)

Two double glazed windows, heated towel rail, shower cubicle with waterfall shower fitment and additional hand held fitment, low level wc, wash hand basin, modern tiled walls and floor, upvc cladding to the ceiling.



EXTERNALLY

REAR

Garden to the rear with hedging around, laid to lawn with patio area.

FRONT

Garden to the front and side which is laid to lawn with flower beds.

GARAGE AND DRIVE

Drive to the front leading to the garage with up and over door, power and lighting, Baxi combi boiler which is 2 years old.

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

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.

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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 May 2026)

Flood Risk - River and Sea - Low Risk

Planning Permission - There are currently no planning permission for 1 Falston Crescent

<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.

MORTGAGE

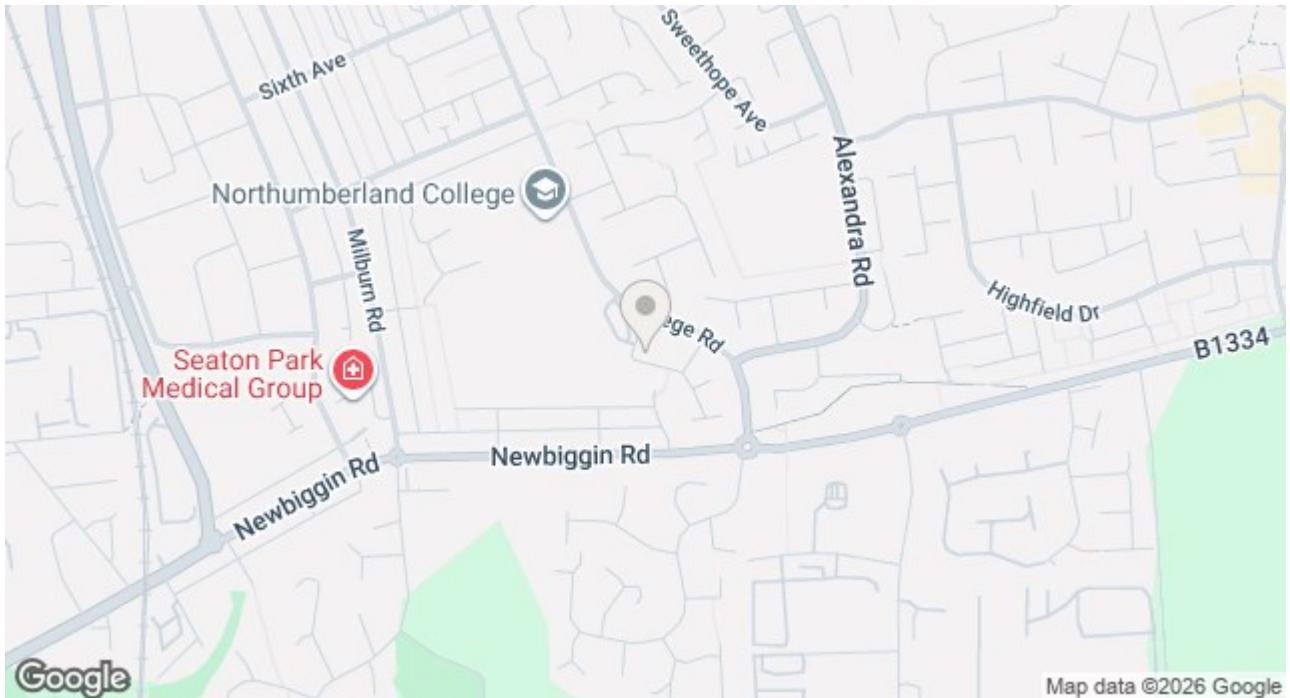
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Energy Efficiency Rating

	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>		



www.rickard.uk.com

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Regulated by RICS

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