

RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

**1 RYEDALE CLOSE FALLOWFIELD ASHINGTON NORTHUMBERLAND NE63
8LG**



- DETACHED HOUSE
- PRIVATE GARDEN
- POPULAR RESIDENTIAL LOCATION
- EPC RATING C

- THREE BEDROOMS
- NO ONWARD CHAIN
- GCH / DG
- OFF STREET PARKING

Price £175,000

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****A LOVELY THREE BEDROOM DETACHED FAMILY HOME**** is situated on Fallowfield which is a sought after residential modern estate. The property is positioned on a corner plot with wrap around gardens. Benefits from gas central heating, double glazing and NO ONWARD CHAIN. Early internal inspection highly recommended. Comprises of lobby, downstairs wc, entrance hall, light and spacious lounge through to the dining room, breakfasting kitchen, first floor landing, three bedrooms, modern family bathroom, gardens to the front and rear, single garage with electric remote control door.

GROUND FLOOR

LOBBY

Entered via a double glazed door.

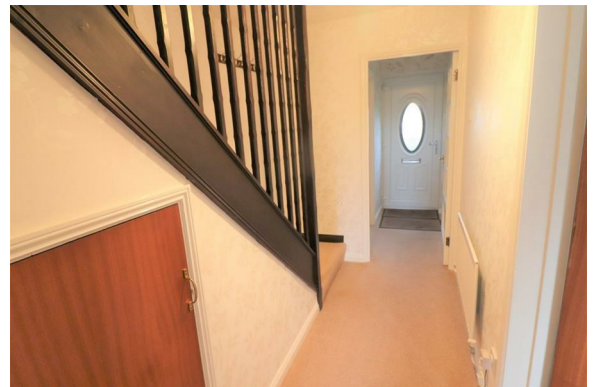
GROUND FLOOR WC

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



HALL

Glazed door, radiator, storage cupboard.



LOUNGE

10'1 x 16'3 into bay (3.07m x 4.95m into bay)

With a lovely double glazed bay window, radiator, dado rail, wood fire surround with gas fire, covered ceiling.



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DINING ROOM

9'3 x 10'6 (2.82m x 3.20m)

Double glazed window, radiator, dado rail, coved ceiling.



BREAKFASTING KITCHEN

16'11 x 9'6 (5.16m x 2.90m)

Double glazed window, range of wall, base and drawer units with work surfaces, electric cooker point, plumbed for washing machine, radiator, double glazed patio doors to the rear.



FIRST FLOOR

LANDING

Double glazed window.



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MASTER BEDROOM

11'10 x 12'5 (3.61m x 3.78m)

Double glazed window, radiator.



BEDROOM TWO

11'10 x 10'8 (3.61m x 3.25m)

Double glazed window, radiator.



BEDROOM THREE

9'8 x 7'6 (2.95m x 2.29m)

Double glazed window, radiator, storage cupboard.



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BATHROOM

Shower bath with shower fitment over and shower screen, tiled walls and floor, downlights to the ceiling, double glazed window, radiator.



EXTERNALLY

FRONT

Drive to the front, lawned hedged garden.



GARAGE

With electric roller remote door, power and lighting, combi boiler.

REAR

Enclosed garden to the rear mainly laid to lawn, paved patio area, garden shed, borders.



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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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

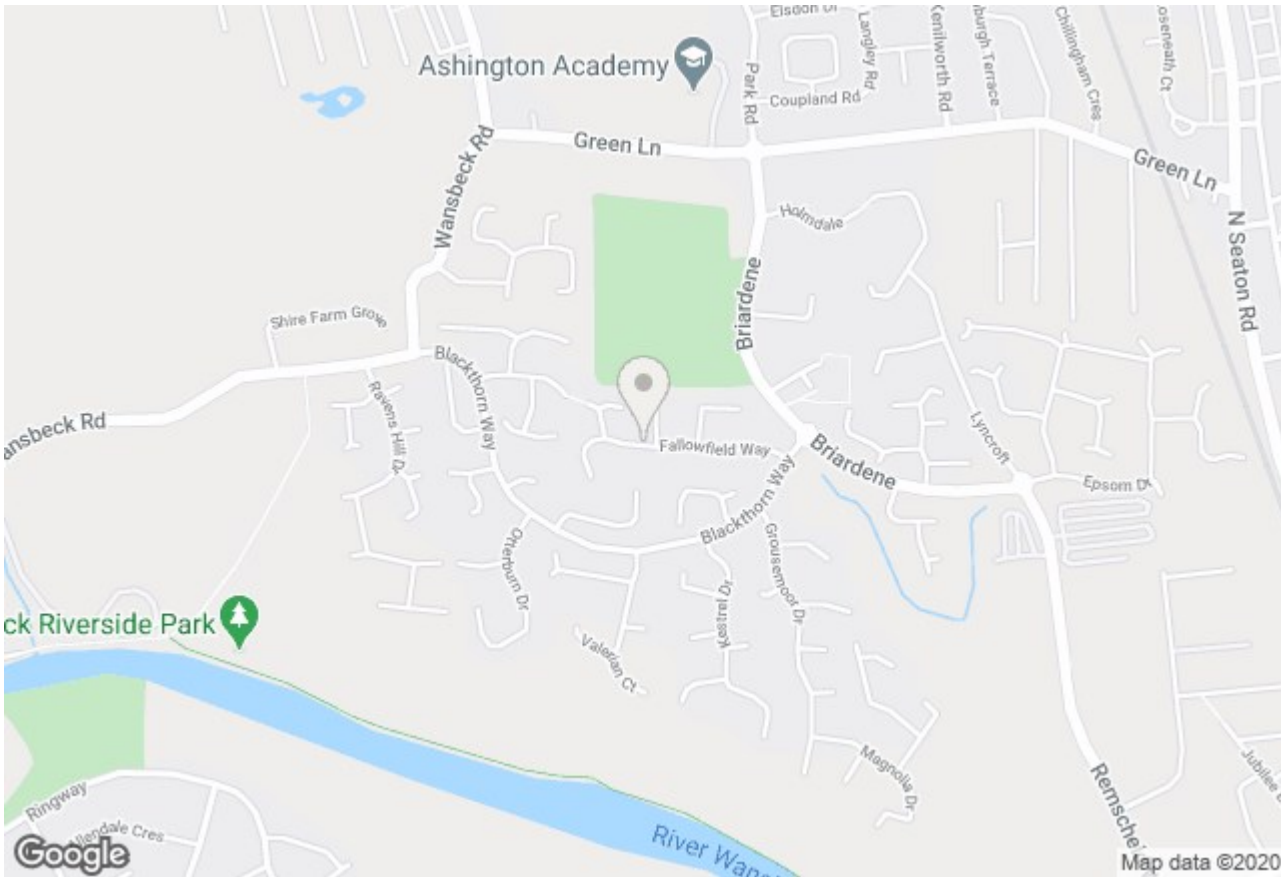
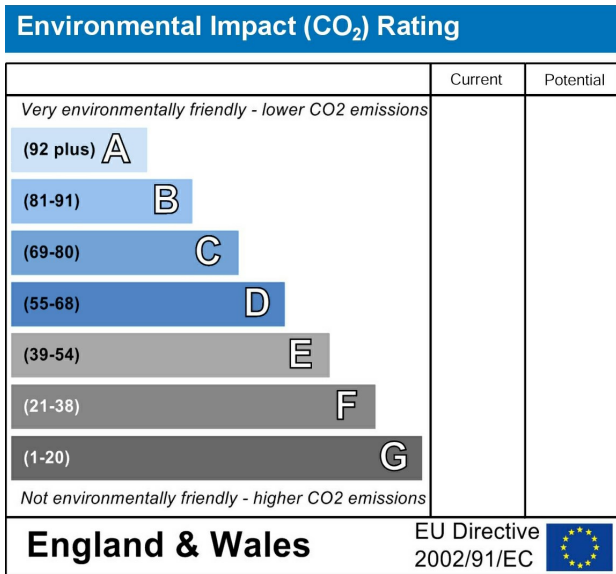
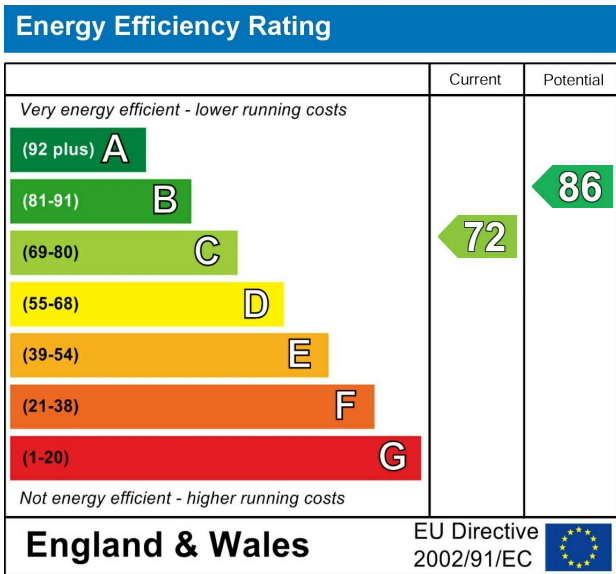
PLEASE QUOTE REFERENCE NO: 5812a

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