

# RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

**2 FALCON COURT ASHINGTON NORTHUMBERLAND NE63 8JR**



- THREE BEDROOM DETACHED
- POPULAR RESIDENTIAL AREA
- NO ONWARD CHAIN

- EN SUITE TO MASTER BEDROOM
- PRIVATE SOUTH FACING GARDEN
- ENERGY RATING E

**Price £185,000**

## 2 FALCON COURT ASHINGTON NORTHUMBERLAND NE63 8JR

**\*\*SOUGHT AFTER RESIDENTIAL LOCATION\*\***a well presented three bedroom detached family home ideally situated in a cul-de-sac. Close to all local amenities and excellent transport links. Benefits from gas central heating, double glazing and also benefits from being sold with no ONWARD CHAIN. The property has a good private sunny SOUTHERLY ASPECT garden to the rear. The current owner has purchased the FREEHOLD. The accommodation briefly comprises of: entrance lobby, ground floor wc, lounge through to the dining room, conservatory over looking the garden, breakfasting kitchen, utility room, first floor landing, three bedrooms master with en-suite shower room, family bathroom, drive to the front and garden to the rear.

### GROUND FLOOR

#### ENTRANCE LOBBY

Entered via a double glazed door, radiator.

#### GROUND FLOOR WC

Modern wash hand basin and low level wc, radiator, Travertine tiles to the floor and walls.



#### LOUNGE

11'6" x 15' (3.51m x 4.57m)

Double glazed window, radiator, fire surround with electric coal effect fire inset, laminate flooring.



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### DINING AREA

9'2 x 8' (2.79m x 2.44m)

Double glazed sliding door to the conservatory, laminate flooring, radiator.



### CONSERVATORY

8'10 x 8'9 (2.69m x 2.67m)

Double glazed windows, tiled flooring, double glazed door.

### BREAKFASTING KITCHEN

6'2 x 11'2 (1.88m x 3.40m)

With a good range of wall, base and drawer units with complimenting worksurfaces, integrated dishwasher, storage cupboard, tiled splash back, electric oven and hob with extractor hood above.



### UTILITY

8' x 10'11 (2.44m x 3.33m)

Was originally part of the garage, plumbed for washing machine, laminate flooring.

### FIRST FLOOR LANDING

Access to the loft.

### MASTER BEDROOM

12'3 x 12'2 (3.73m x 3.71m)

Double glazed window, radiator, double storage cupboards.



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### EN-SUITE

Walk in shower cubicle, low level wc, wash hand basin, laminate flooring.



### BEDROOM TWO

9'2 x 10'10 (2.79m x 3.30m)

Double glazed window, radiator.



### BEDROOM THREE

8'3 x 8'10 (2.51m x 2.69m)

Double glazed window, radiator.



### FAMILY BATHROOM

Bath with shower over, low level wc and wash hand basin set in a vanity display unit with storage, velux window, upvc cladding to the walls and ceiling, radiator, tiled flooring,



### EXTERNALLY

#### FRONT

Laid to lawn with a paved drive to the front providing off street parking, storage to the front of the garage with up and over doors could be turned back into a full length garage.

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### REAR

Enclosed mature sunny southerly aspect garden, patio area, borders shrubs and lawn.



### 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.

### 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: 5855a

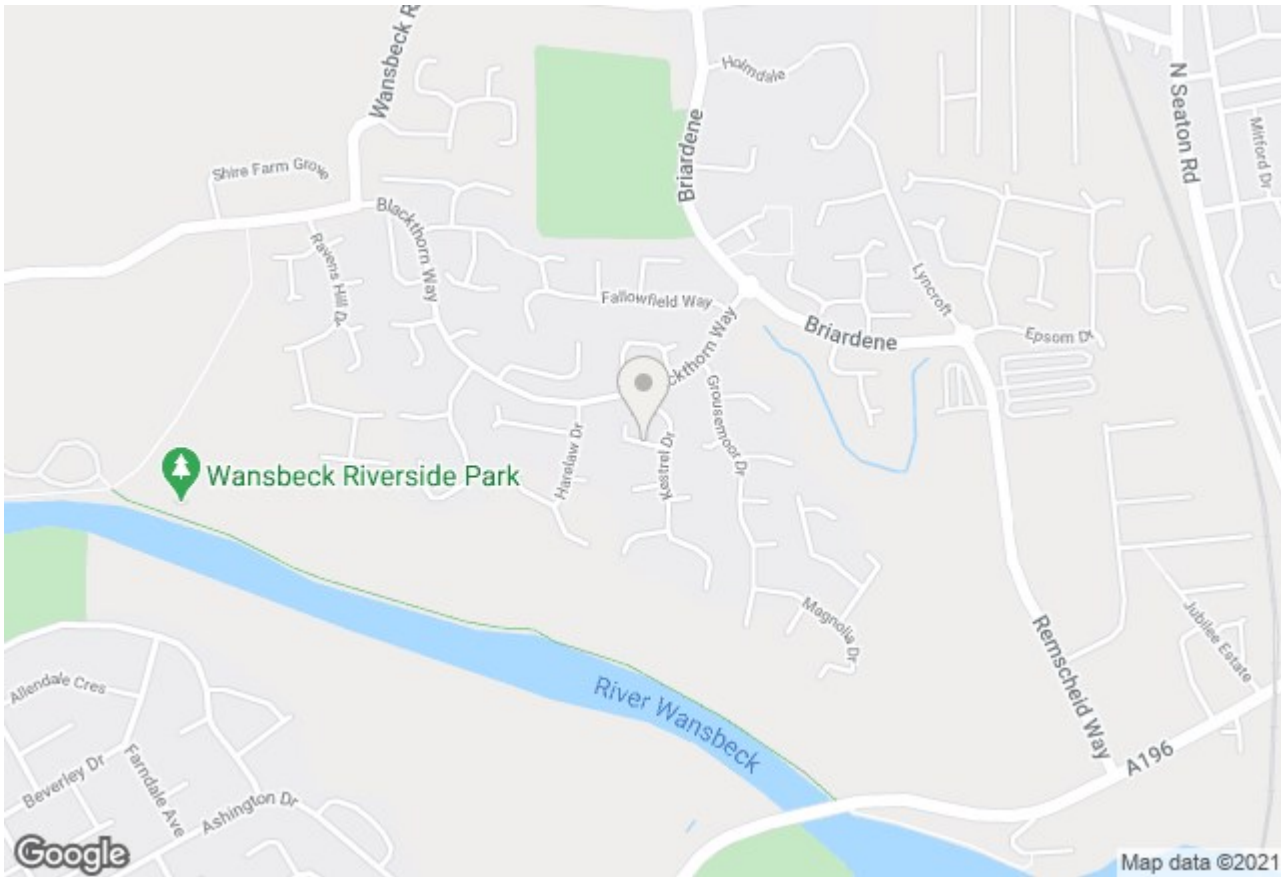
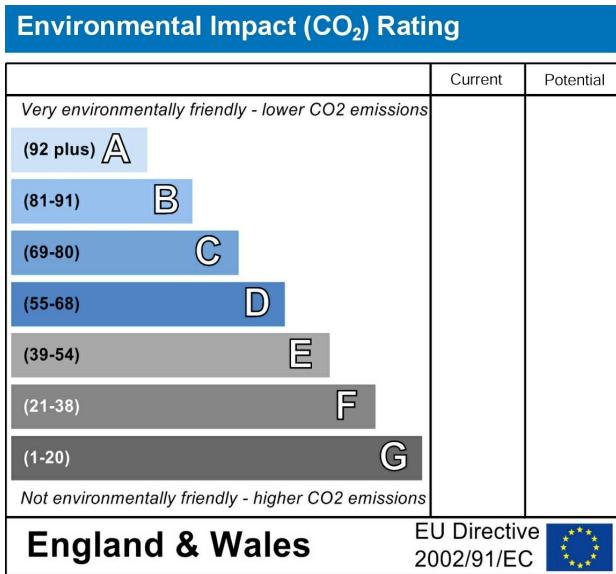
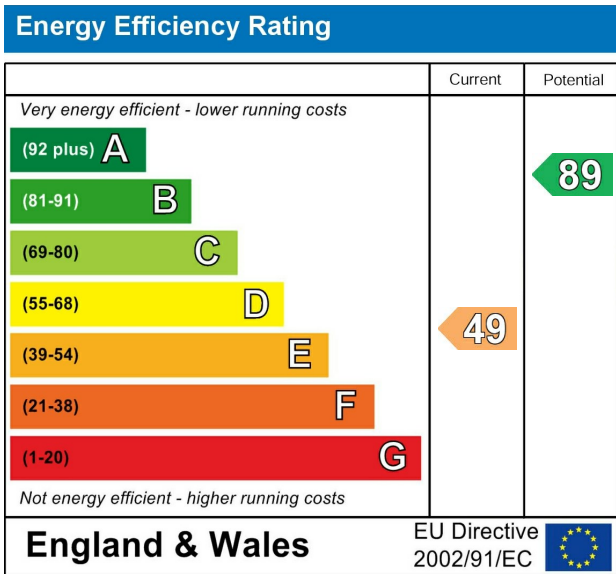
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