

**9 KESTREL DRIVE FALLOWFIELD ASHINGTON NORTHUMBERLAND NE63
8JS**



- DETACHED BUNGALOW
- FREEHOLD PROPERTY
- COUNCIL TAX BAND B
- SUBJECT TO PROBATE

- TWO BEDROOMS
- EPC RATING C
- MAINS GCH/ELECTRIC/WATER,DRAINAGE & SEWERAGE
- NO ONWARD CHAIN

Price £240,000

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Nestled in the sought-after area of Fallowfield, this detached bungalow presents an excellent opportunity for those seeking a comfortable and convenient home. With two well-proportioned bedrooms.

The bungalow boasts a practical layout, ensuring that every space is utilised effectively. The living room is bright and inviting.

One of the standout features of this property is its position within a popular residential location. Local amenities, making it a desirable place to live.

Additionally, this bungalow comes with the added benefit of no onward chain, allowing for a smoother purchase process.

In summary, this delightful two-bedroom detached bungalow in Fallowfield is a rare find in a highly regarded area. With its appealing features and convenient location.

GROUND FLOOR

HALL

Entered via a double glazed door, radiator, oak floor, storage cupboard,



LOUNGE/DINING ROOM

16'8" x 15'6" (5.08 x 4.72)

Sliding door, radiator, vertical radiator, coving.



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CONSERVATORY

10'0" x 7'0" (3.05 x 2.13)

Oak flooring, double glazed windows, double glazed door to the rear.



KITCHEN

12'8" x 7'10" (3.86 x 2.39)

Double glazed window, range of wall and base units with work tops, breakfast bar area, space for freestanding cooker with extractor hood above, radiator, tiled splash back, door to the garage. White goods included in the sale.



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BEDROOM ONE

12'3" x 9'1" (3.73 x 2.77)

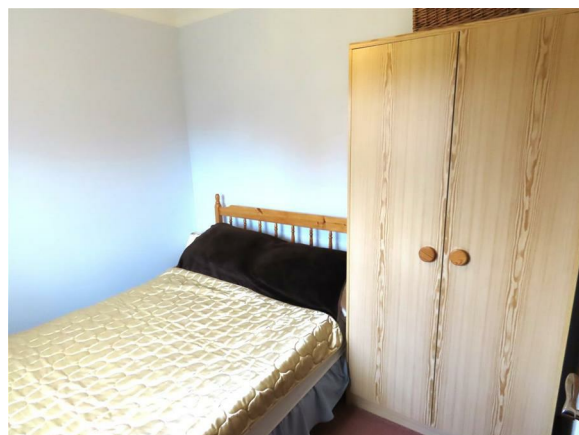
fitted wardobes, two double and two single with end shelves and top over bed storage, radiator, coving, double glazed window.



BEDROOM TWO

9'1" x 8'1" (2.77 x 2.46)

Radiator, coving, double glazed window.



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BATHROOM

Double glazed window, walk in shower radiator, upvc cladding to the walls and ceiling.



GARDEN TO FRONT

Paved drive providing off street parking, lawned garden.



GARAGE

16'4" x 7'11" (4.98 x 2.41)

with electric roller shutter door, power and lighting, cold water tap.



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REAR GARDEN

Lawned garden, patio paved area, access to the front via a gate.



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.

McKenzie Financial Services Ltd will Pay Rickard 1936 Ltd a referral fee on completion of any mortgage application

REFERRAL FEE DISCLOSURE

Rickard may recommend the services of selected solicitors or conveyancers. Where a client chooses to instruct a firm recommended by us, Rickard may receive a referral fee from that firm. This will be no more than £100 per individual instruction, or up to £200 where the firm is instructed to act for both the buyer and seller in the same transaction. There is no obligation to use any solicitor or conveyancer recommended by Rickard, and you are free to appoint a legal representative of your own choosing.

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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 October 2026)

Flood Risk - River and Sea - Low Risk

Planning Permission - There are currently no planning permission for this property

<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.

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	77
(55-68) D		
(39-54) E		
(21-38) F		

