

# RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

## 30 GROUSEMOOR DRIVE FALLOWFIELD ESTATE ASHINGTON NORTHUMBERLAND NE63 8LU



- THREE BEDROOMS
- LUXURY KITCHEN
- EPC D
- SEMI DETACHED HOUSE
- POPULAR FALLOWFIELD ESTATE
- COUNCIL TAX BAND B

**Price £195,000**

# 30 GROUSEMOOR DRIVE FALLOWFIELD ESTATE ASHINGTON NORTHUMBERLAND NE63 8LU

Modern and attractive semi detached three bedroom house offered for sale at a very realistic price for quick sale and situated on the popular Fallowfield South development. The property has benefitted from updating including modern kitchen with appliances including AEG angled extractor hood, and a modern shower room. The accommodation includes 3 bedrooms, lounge and dining area, kitchen, and a shower room with double sized shower, the loft has been professionally boarded with hatch, ladder and shelving installed for ample storage. Gardens front and rear with integral garage. Early viewing recommended.

## GROUND FLOOR

### ENTRANCE PORCH

### LOUNGE / DINING ROOM

22'0" x 11'1" (6.71m x 3.38m)

Two double radiators. T.V. point and telephone point



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## KITCHEN

10'2 x 9'1 (3.10m x 2.77m )

Butchers block surfaces. Attractive modern cream wall and floor units. Gas hob, oven and microwave, AEG extractor. White tiled splash backs. Wood flooring. Spotlighting.



## FIRST FLOOR

**30 GROUSEMOOR DRIVE FALLOWFIELD ESTATE ASHINGTON  
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LANDING



**BEDROOM 1. (FRONT ASPECT)**

9'8 x 12'1 (2.95m x 3.68m)

Radiator.



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## BEDROOM 2.

9'9 x 10'0 (2.97m x 3.05m)

Radiator. Built in wardrobe



## BEDROOM 3

9'9 x 8'7 (2.97m x 2.62m)

Radiator.



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**SHOWER ROOM/W.C.**

with double size shower cubicle, wash hand basin in unit, towel rail, tiled walls and flooring.



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## EXTERNALLY



### LAWN GARDEN TO FRONT

with well stocked planted areas. Driveway to:



### INTEGRAL GARAGE

### FENCED REAR GARDEN

Shaped lawn, patio, well stocked 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

## 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 Feb 2025)

Flood Risk - River and Sea -

Planning Permission - There are currently ? planning permission for ?

<https://publicaccess.northumberland.gov.uk/online-applications/simpleSearchResults.do?action=firstPage>

Coalfeld & 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: 6497A

## LOFT

Professionally boarded with hatch, ladder and shelving installed for ample storage.

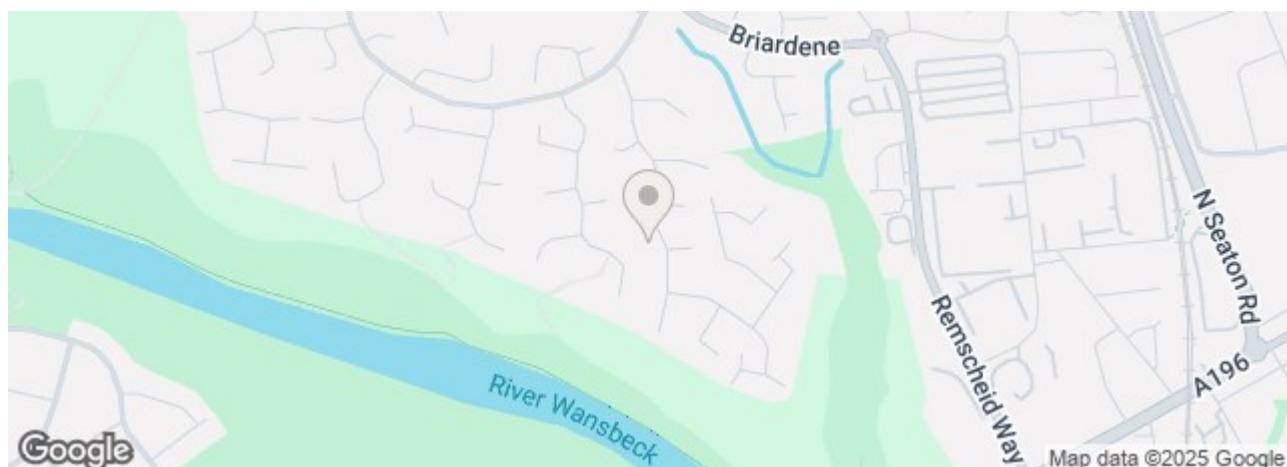
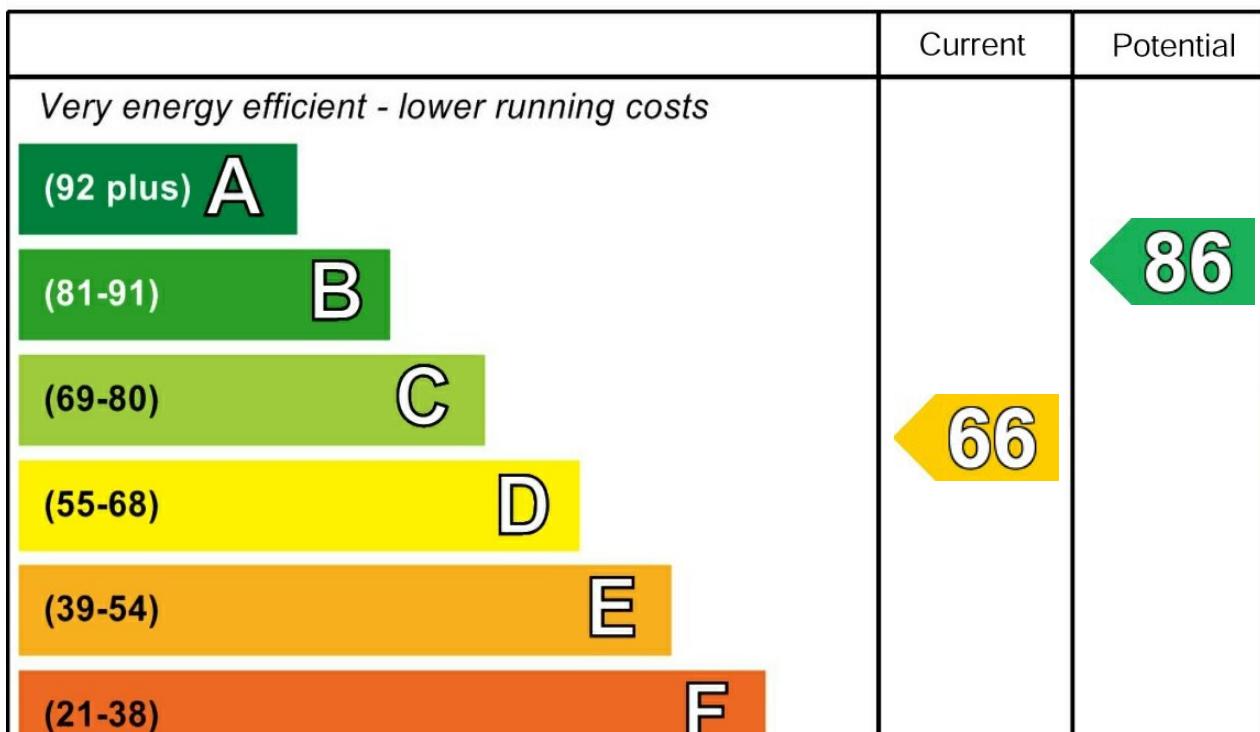
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## Energy Efficiency Rating



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