



## Fallowfield Way| Ashington | NE63 8LD

**Beautifully presented two-bedroom semi-detached home, located on the popular Fallowfield Estate in Ashington.** Ideally situated close to local schools and offering excellent transport links, this property makes an ideal family home.

The ground floor features a spacious lounge, a modern fitted kitchen with dining area, and the added benefit of a utility room created from the converted garage. Upstairs, there are two generous double bedrooms and a contemporary shower room.

Externally, the home boasts a low-maintenance paved garden to the rear, while the front provides off-street parking for two vehicles.

Early viewing is highly recommended to fully appreciate the quality and space this property has to offer.

# Offer over £150,000

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**Two bedroomed semi detached home**

**Gas central heating**

**Double glazing**

**Off street parking**

**Well presented lounge**

**Modern kitchen diner**

For any more information regarding the property please contact us today

#### PROPERTY DESCRIPTION:

**ENTRANCE:** part glazed composite door

**ENTRANCE HALLWAY:** laminate flooring

**LOUNGE:** 10'5 (3.18) X 11'10 (3.61)

Double glazed front window, double radiator, television point, spotlights, stairs to first floor

**KITCHEN/DINING ROOM:** 9'9(2.97) X 13'7 (4.15)

Double glazed rear window, double radiator, range of wall, floor, and drawer units with co-ordinating square edge work surfaces, matching splashbacks, stainless steel sink unit and drainer with mixer tap, built in electric fan assisted oven, electric hob with extractor fan above, space for fridge/freezer, plumbed for dishwasher,, laminate flooring, spotlights

**UTILITY ROOM-** in converted garage

8'1 (2.46) x 11'7 (3.53)

Fitted wall units, plumbed for washing machine, laminate flooring, small storage area with garage door

**FIRST FLOOR LANDING:** double glazing window, loft access

**BEDROOM ONE:** 10'3 (3.18) X 10'5 (3.18) to front of robes

Double glazed front window, fitted wardrobes, laminate flooring

**BEDROOM 2:** 6'5 (1.96) X 11'6 (3.51)

Double glazed front window, laminate flooring

**SHOWER ROOM:** 5'6 (1.68) X 6'9 (2.06)

3 piece white suite comprising of: wash hand basin (set in vanity unit), large shower cubicle, low level wc, spotlights, heated towel rail, laminate flooring, cladding to walls, double glazed front window

**FRONT GARDEN:** Laid mainly to lawn, driveway

**REAR GARDEN:** Low maintenance garden, patio area/decking, screen fencing, water tap

**CONVERTED GARAGE**



#### PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains

Broadband: Fibre

Mobile Signal Coverage Blackspot: No

Parking: Driveway

#### MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any. -or (if the client has ticked 'yes' to risks from mining activities)- The North East region is famous for its rich mining heritage. We have been advised that the property is known to be at risk from mining activities in the locality, therefore please speak with your conveyancer for further information.

#### TENURE

Leasehold. It is understood that this property is leasehold. Should you decide to proceed with the purchase of this property, the Tenure and associated details and costs must be verified by your Legal Advisor before you expend costs.

Length of Lease: 999 YEARS FROM 10 July 1985

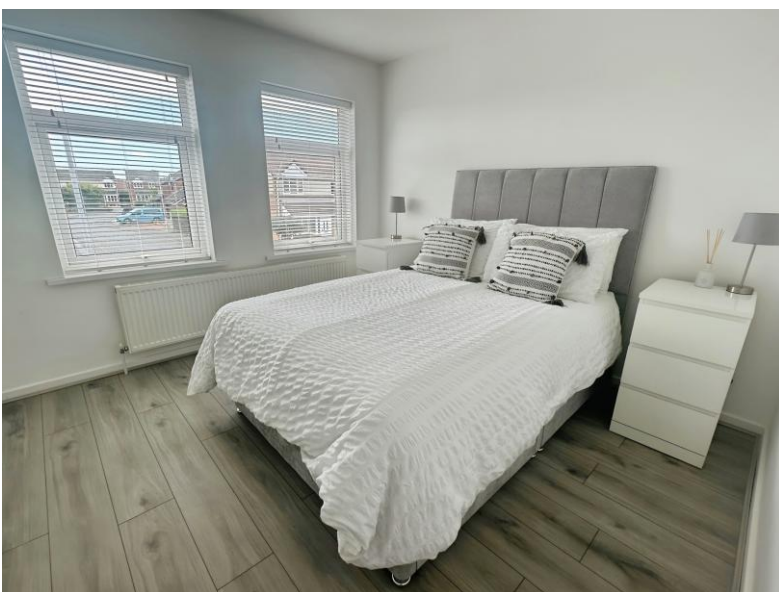
Ground Rent: £36

COUNCIL TAX BAND:B

EPC RATING: TBC

**AS00010315**

**GD/FG 18/.08/2025 VERSION 1**



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EPC RATING  
TBC

**Important Note:** Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and 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. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in

**Money Laundering Regulations** – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.



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