



Larchwood Drive | Ashington | NE63 9FG

**OIEO £155,000**

Situated on the highly desirable Fallowfield Estate in Ashington, this attractive home is ideal for first-time buyers or those looking to downsize. The property is well presented throughout and occupies a generous corner plot, featuring a driveway that leads to a garage.

The accommodation briefly comprises an entrance lobby, a spacious lounge with a feature fireplace, and a newly fitted kitchen with direct access to the garden. To the first floor, there are two double bedrooms and a modern family bathroom.

Additional benefits include gas central heating and double glazing. To the rear, there is an enclosed garden mainly laid to lawn, along with a patio area, shrubs, and planted borders. Early viewing is highly recommended.

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**Well Presented Two Bedroom Semi Detached**

**Newly Fitted Modern Kitchen**

**Rear Enclosed Garden**

**Double Glazed/Gas Central Heating**

**Garage/Driveway**

**No Upper Chain**

For any more information regarding the property please contact us today

#### PROPERTY DESCRIPTION:

**ENTRANCE PORCH:** with UPVC Front door

**LOUNGE:** 11'8 (3.56) x 18'1 (5.51) to under stairs  
Double glazed bay window to the front, single radiator, feature fireplace, television point, coving to ceiling.

**KITCHEN:** 8'8 (2.64) x 11'7 (3.53)  
Double glazed rear window, single radiator, range of wall, floor and drawer units with coordinating square edged work surfaces, coordinating ceramic sink unit and drainer with mixer tap, tiled splashbacks, built in electric fan assisted oven, electric hob, space for fridge, laminate flooring, double glazed door to rear.

**FIRST FLOOR LANDING AREA:** Loft access

**FAMILY BATHROOM:** 3-piece white panelled bath with mains showers over, pedestal wash hand basin, low level wc, spotlights, double glazed window to side, heated towel rail, tiling to walls, tiled flooring, extractor fan.

**BEDROOM ONE:** 9'9 (2.97) x 9'9 (2.97)  
Double glazed front window, single radiator, fitted wardrobes

**BEDROOM TWO:** 11'9 (3.58) x 8'8 (2.64)  
Double glazed rear window, built in cupboard.

#### EXTERNALLY:

**FRONT GARDEN:** Laid mainly to lawn, driveway leading to garage.

**REAR GARDEN:** Laid mainly to lawn, patio area, bushes and shrubs.

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#### PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains

Broadband: Fibre to Premises

Mobile Signal Coverage Blackspot: No

Parking: Garage/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.

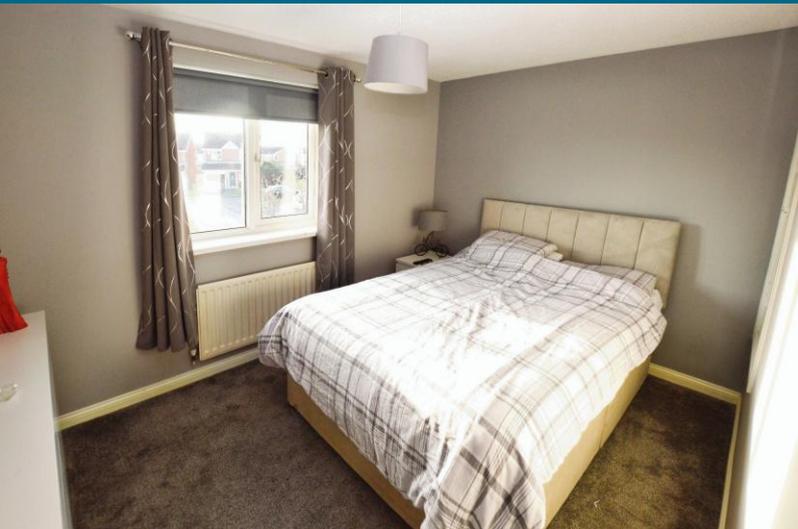
#### TENURE

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

**COUNCIL TAX BAND: B**

**EPC RATING: D**

AS00010551 FG/GD 16/03/2026 version one



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

**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 relation to this property.

**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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