

RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

49 BLACKDENE ASHINGTON NORTHUMBERLAND NE63 8TL



- DETACHED HOUSE
- THREE BEDROOMS
- LARGER STYLE PLOT
- COUCIL TAX BAND C

- NO ONWARD CHAIN
- PERFECTLY POSITIONED
- EPC RATING C
- GCH/DG

Offers Over £200,000

49 BLACKDENE ASHINGTON NORTHUMBERLAND NE63 8TL

**** PERFECTLY POSITIONED ON THE EVER SO POPULAR BLACKDENE ESTATE**** a three bedroom detached house set on a corner plot, cul-de-sac location. The property would make a lovely family home. Benefits from gas central heating, double glazing and also benefits from no ONWARD CHAIN. Comprises of entrance hall, lounge, dining room, fitted kitchen, first floor landing, three bedrooms and family bathroom. Externally there is a large garden to the rear, garden to the front along with a drive, single attached garage.

GROUND FLOOR

ENTRANCE HALL

Double glazed door, radiator, two storage cupboards.



LOUNGE

'13'10 x 14'10 ('4.22m x 4.52m)

Double glazed window, radiator.



DINING ROOM

10' x 10'3 (3.05m x 3.12m)

Sliding doors to the rear garden, radiator.



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KITCHEN

8'11 x 11;8 (2.72m x 3.35m;2.44m)

Double glazed window, radiator, wall, base and drawer units, oven, gas hob, tiled floor, washing machine, sink with drainer and mixer tap.



FIRST FLOOR

LANDING

Double glazed window.



BEDROOM ONE

13'3 x 10'5 (4.04m x 3.18m)

Double glazed window, radiator, storage cupboard.



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BEDROOM TWO

13'5 x 11;9 (4.09m x 3.35m;2.74m)

Double glazed window, radiator, storage cupboard.



BEDROOM THREE

9'3 x 8'9 (2.82m x 2.67m)

Double glazed window, radiator.



BATHROOM

shower bath, low level wc, wash hand basin, heated towel rail, tiled walls and floor, double glazed window.



EXTERNALLY

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FRONT

garden and drive to the front, electric car charge point



GARAGE

Single attached garage with roller door, freestanding freezer.



REAR

Large mature garden which has a lawn area, paved, borders, trees and shrubs.



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

FILE NUMBER

PLEASE QUOTE REFERENCE NO: 6037a



MORTGAGE

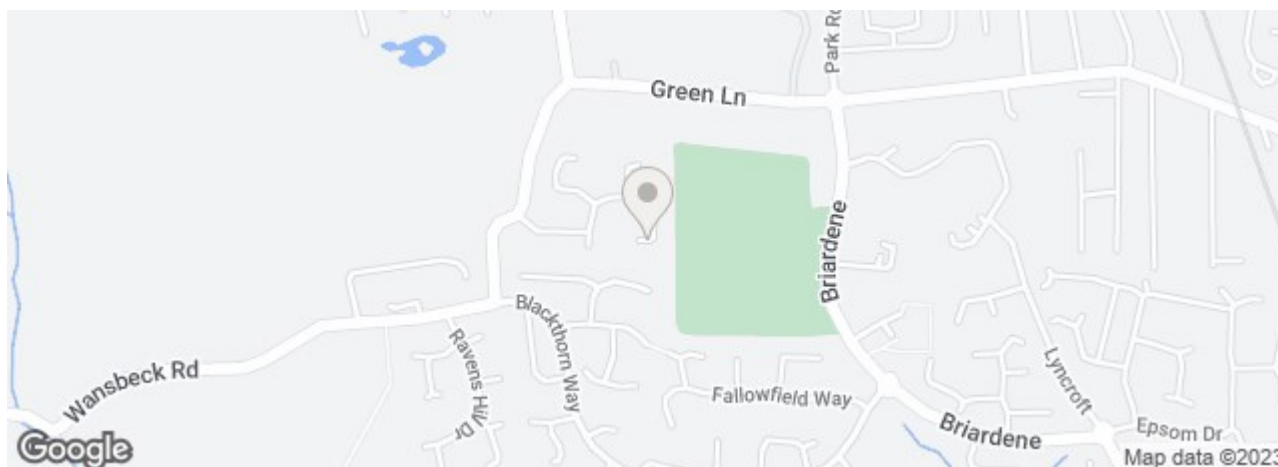
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		



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