

RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

34 DENE VIEW ASHINGTON NE63 8JF



- THREE BEDROOMS
- WITHIN WALKING DISTANCE TO TRAIN LINE
- GARAGE, GOOD SIZE GARDEN
- EPC RATING TBC

- MID TERRACE HOUSE
- NO ONWARD CHAIN
- COUNCIL TAX BAND B
- MUST BE VIEWED

Price £125,000

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Welcome to Dene View, a spacious mid terraced house located in Ashington. This property boasts three bedrooms, making it an ideal home for families or those seeking extra space. The house is conveniently situated within walking distance of the local train station, providing easy access to Central Station, Newcastle, for commuters, ensuring that you can enjoy the best of both worlds – a peaceful residential area with excellent transport links.

One of the standout features of this property is the lovely garden, perfect for outdoor activities, gardening, or simply relaxing in the fresh air. The garden offers a wonderful space for children to play or for hosting summer barbecues with friends and family. Additionally, the property includes a garage, providing valuable storage space or the potential for off-street parking.

With no onward chain, this home is ready for you to move into. Dene View presents a fantastic opportunity to acquire a well-located and spacious home in Ashington.

GROUND FLOOR

KITCHEN

13'1 x 8'6 (3.99m x 2.59m)

Entered via a double glazed door, double glazed window, radiator, range of wall, base and drawer units with work tops, built in eye level double oven, electric hob with extractor fan above, plumbed for washing machine, integrated fridge, radiator, tiled floor, tiled splash back.



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DINING ROOM

17'5 x 11'11 (5.31m x 3.63m)

Double glazed window, radiator, two storage cupboards.



HALLWAY

half paneling to the walls, radiator, double glazed window, double glazed door.



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LOUNGE

12'1 x 14'8 into bay window (3.68m x 4.47m into bay window)

Double glazed bay window, radiator, cornicing to the ceiling.



FIRST FLOOR

LANDING

Access to the loft.



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BEDROOM ONE

8'4 x 15'3 into bay window (2.54m x 4.65m into bay window)

Double glazed bay window, radiator, fitted wardrobes.



BEDROOM TWO

12' x 7'11 (3.66m x 2.41m)

Double glazed bay window, radiator, fitted wardrobes.



BEDROOM THREE

8'2 x 6'9 (2.49m x 2.06m)

Double glazed window, radiator.



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SHOWER ROOM

5'10 x 6'10 (1.78m x 2.08m)

Double glazed window, shower cubicle, low level wc, wash hand basin, upvc cladding to two walls, radiator.



EXTERNALLY

REAR

yard to the rear with a door leading to the garage.



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SINGLE GARAGE

With an up and over door, power and lighting.



FRONT

Enclosed garden to the rear with 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

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: 6543A

MORTGAGE

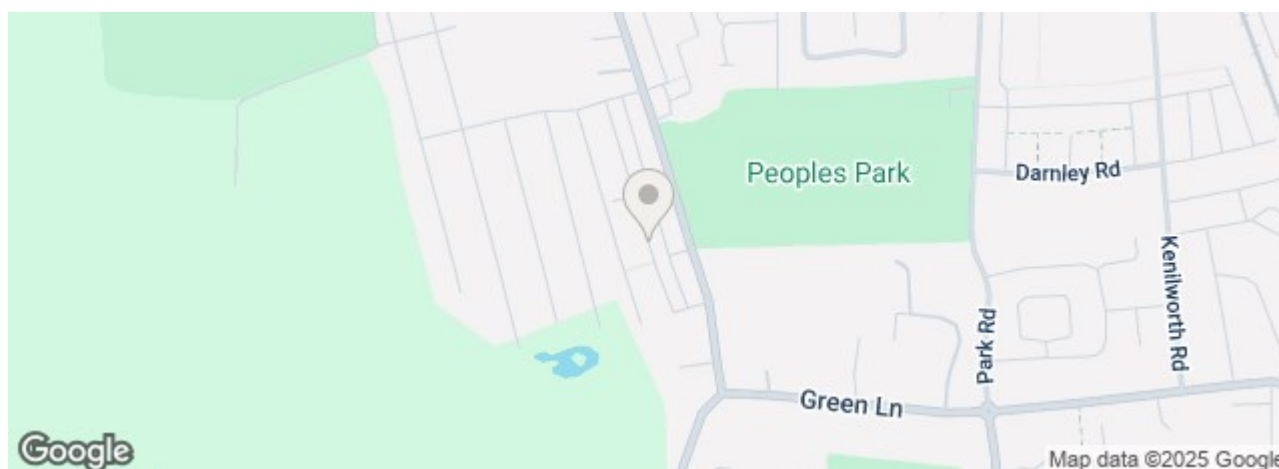
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PLEASE NOTE:

Your home may be repossessed if you do not keep up repayments on your mortgage.

Energy Efficiency Rating

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



17/18 Laburnum Terrace, Ashington NE63 0JA Tel: 01670 812145 Fax: 01670 522765 Email: ashington@rickard.uk.com
 25 Newgate Street, Morpeth NE61 1AW Tel: 01670 513533 Fax: 01670 518398 Email: morpeth@rickard.uk.com
 6 Havelock Street, Blyth NE24 1AB Tel: 01670 356613 Fax: 01670 369155 Email: blyth@rickard.uk.com