



Ashkirk | Dudley | NE23 7DG

**£185,000**

An exciting opportunity to purchase this extended double fronted semi-detached bungalow on Ashkirk in Dudley, offering generous versatile accommodation with No Onward Chain.

Step inside the welcoming hallway which gives access to two front facing bedrooms, the principle with a range of fitted wardrobes offering smart storage solutions. To the rear there is a light and airy lounge with French doors leading to the lovely conservatory which has views over the delightful rear garden. The kitchen, both practical and functional gives access to a utility area and a further reception room which could be utilised as a third bedroom or home office. A refurbished shower room offers a modern suite and the convenience of a step-in shower.

Externally the property benefits from a good-sized driveway to the side leading to attached garage with electric door. There are well tended mature gardens to both front and rear, the rear with a southerly aspect being fully enclosed, well stocked with lawn and beautiful recently laid patio areas.

Some updating and modernisation is required which we feel is reflected in the asking price, offering scope for a buyer to update to their own unique taste and style and begin to make their own memories.

An early inspection is highly recommended.

Dudley is a small village located on the border between Northumberland and Tyne & Wear offering local amenities and good public transport connections with easy access to Cramlington and its array of shops, schools, Manor Walks shopping centre and Concordia Leisure Centre.

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## Extended Semi-Detached Bungalow

## Cul De Sac Position

### Manicured Gardens to Front & Rear

### Garage

### Conservatory

### Freehold

### EPC: TBC

### Council Tax: B

**ENTRANCE HALLWAY:** A double-glazed composite entrance door opens into a welcoming hallway, with internal doors providing access to all accommodation.

**BEDROOM ONE:** 14'3 x 10'9, (4.34m x 3.27m). A spacious principal bedroom featuring a double-glazed window to the front, decorative dado rail, coving to the ceiling, and a ducted air vent.

**BEDROOM TWO:** 8'0 x 11'0, (2.43m x 3.35m). A well-proportioned second bedroom with a double-glazed window overlooking the front of the property.

**LOUNGE:** 11'0 x 11'9, (3.35m x 3.58m). A bright and comfortable reception room featuring decorative coving, two wall light points, a ducted air vent, and double-glazed French doors opening into the conservatory.

**CONSERVATORY:** 17'6 x 9'6, (5.33m x 2.89m). A spacious and versatile conservatory offering excellent natural light, with double-glazed doors to both the side and rear, as well as French doors leading directly into the rear garden. Additional features include wall lighting and an electric wall-mounted heater, allowing for year-round use.

**KITCHEN:** 10'8 x 8'6, (3.25m x 2.59m). The kitchen is fitted with a range of matching wall and base units complemented by work surfaces and a single-drainer sink unit. Integrated appliances include an electric oven with a gas hob and extractor hood, while there is additional space for a fridge. The walls are partially tiled, and a double-glazed door provides access to the rear of the property.

**UTILITY:** 9'5 x 5'9, (2.87m x 1.75m). Fitted with a range of wall and base units, the utility room includes a rear-facing double-glazed window, plumbing and space for a washing machine and tumble dryer, additional space for a freezer, and a door leading to the third bedroom, which is currently arranged as a dining room.

**BEDROOM THREE/ DINING ROOM:** 12'3 x 7'4, (3.73m x 2.23m). A versatile room currently utilised as a dining room, featuring a double-glazed window to the rear and decorative coving to the ceiling.

**SHOWER ROOM:** The contemporary shower room is fitted with a corner shower cubicle, a wash hand basin set within a vanity unit, a low-level WC, and a heated towel rail. Finished with tiled flooring and UPVC-panelled ceiling with inset spotlights.

**EXTERNALLY:** To the front, the property enjoys a well-maintained lawn complemented by mature flower, tree and shrub borders, enclosed by walling and conifer hedging. Wrought iron gates open onto a block-paved driveway providing off-street parking, while a shared side alley leads to the rear garden.

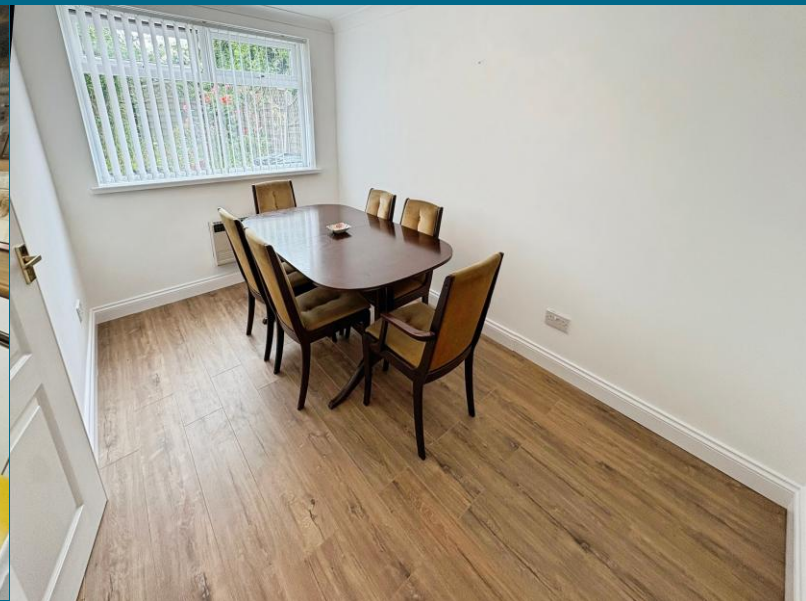
The enclosed rear garden offers a generous lawn, a paved patio seating area, and attractive, well-stocked flower, tree and shrub borders. Additional benefits include fenced boundaries, an external water supply, and gated access to the front of the property.

**GARAGE:** The detached garage is fitted with an electric roller door and benefits from useful eaves storage.

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## PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Air Ducted Heating

Broadband: Fibre To Cabinet

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.

## AGENTS NOTE

Awaiting probate.

## RESTRICTIONS AND RIGHTS

Listed? NO

Conservation Area? NO

Restrictions on property? NO

Easements, servitudes or wayleaves? NO

Public rights of way through the property? NO

## RISKS

Flooding in last 5 years: NO

Risk of Flooding: ZONE 1

Any flood defences at the property: NO

Coastal Erosion Risk: LOW

Known safety risks at property (asbestos etc...): NO

## BUILDING WORKS

Any known planning permissions or proposals in the immediate locality: YES – Neighbouring property has planning applications for a single storey extension.

Outstanding building works at the property: NO

## ACCESSIBILITY

This property has accessibility adaptations:

- Level access

## 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: TBC

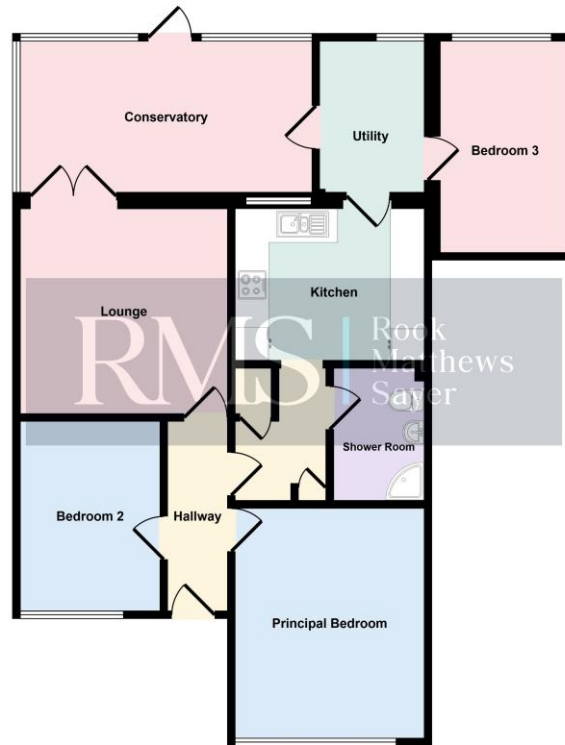
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Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

## EPC RATING TBC

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**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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