



Black Dene | Ashington | NE63

£240,000

This well-presented **detached** three-bedroom family home offers spacious accommodation throughout, including a bright lounge, separate dining room, fitted kitchen and a double-glazed sunroom. The first floor comprises three good-sized bedrooms and a modern four-piece family bathroom. Externally, the property benefits from a lawned front garden, block-paved driveway, garage, and an enclosed rear garden with lawn, patio area and screen fencing, ideal for outdoor relaxation and entertaining.

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DETACHED FAMILY HOME

THREE BEDROOMS

SPACIOUS LOUNGE

SEPARATE DINING ROOM

FITTED KITCHEN

DOUBLE GLAZED SUNROOM

GARAGE AND DRIVEWAY

**ENCLOSED REAR GARDEN WITH
PATIO AREA**

For any more information regarding the property please contact us today

PROPERTY DESCRIPTION:

ENTRANCE: UPVC Front door

ENTRANCE HALLWAY: Stairs to first floor landing, radiator

DOWNSTAIRS CLOAKS/W.C.: Low level WC, wash hand basin, tiling to floor, radiator, double glazed window

LOUNGE: 12'8 (3.86) x 15'8 (4.78)

Double glazed window, radiator, fire surround, television point, coving to ceiling

DINING ROOM: 9'3 (2.82) x 14'0 (4.27)

Double glazed window, radiator, coving to ceiling

KITCHEN: 10'4 (3.15) x 10'9 (3.28)

Double glazed window, radiator, range of wall, floor and drawer units with coordinating roll edge work surfaces, stainless steel sink unit and drainer with mixer tap, tiled splashbacks, space for cooker, space for fridge freezer, modern flooring

SUNROOM: Double glazed sunroom

FIRST FLOOR LANDING AREA: Double glazed window, loft access

FAMILY BATHROOM: 4 piece white suite comprising:

Panelled bath, pedestal wash hand basin, shower cubicle, low level wc, spotlights, double glazed window, radiator, modern flooring, cladding to walls and ceiling

BEDROOM ONE: 10'9 (3.28) x 13'7 (4.15) x

Double glazed window, radiator, fitted wardrobes

BEDROOM TWO: 10'8 (3.25) x 12'4 (3.76)

Double glazed window, radiator, coving to ceiling

BEDROOM THREE: 8'9 (2.67) x 9'8 (2.95)

Double glazed window, radiator

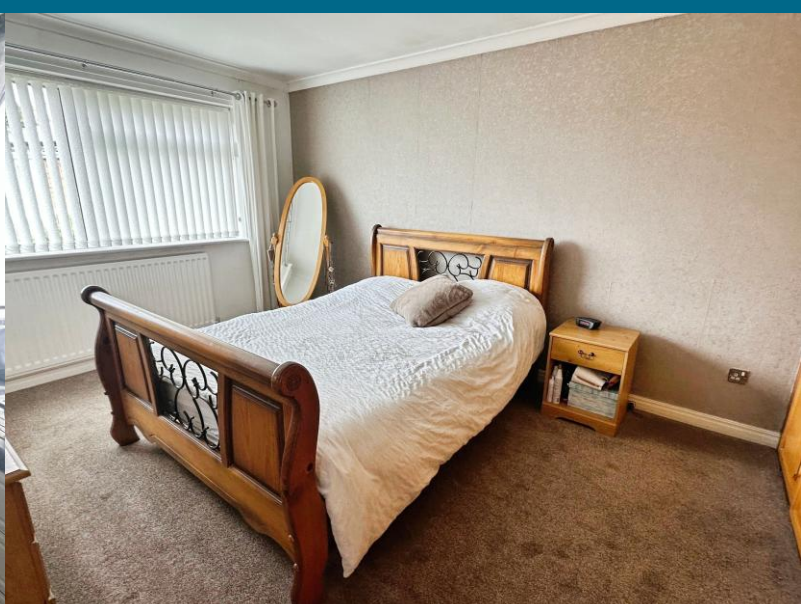
EXTERNALLY: FRONT GARDEN: Laid mainly to lawn, blocked paved driveway, garage with up and over door

REAR GARDEN: Laid mainly to lawn, low maintenance garden, patio area, screen fencing

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PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains

Broadband: Other

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: C

EPC RATING: TBC

AS00010684 VERSION ONE FG/GD 22 07 2026



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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.

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

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