

RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

7 SMALL HOLDINGS WOODHORN DEMESNE NEWBIGGIN-BY-THE-SEA NORTHUMBERLAND NE64 6JU



- SET ON A LARGE PLOT
- LOVELY FIELD VIEWS
- DOUBLE GARAGE
- COUNCIL TAX BAND D

- SEMI DETACHED HOUSE
- THREE BEDROOMS
- PARKING FOR UP TO 10 CARS
- EPC RATING B

Offers Over £335,000

7 SMALL HOLDINGS WOODHORN DEMESNE NEWBIGGIN-BY-THE-SEA NORTHUMBERLAND NE64 6JU

****SET ON A LARGE PLOT WITH AMPLE OFF STREET PARKING****a three bedroom semi detached house perfectly positioned in Woodhorn, close to Newbiggin sea front/beach and the A189 making an easy commute to Newcastle city centre. The property has lovely field views, would make a perfect family home. Benefits from gas central heating, double glazing and SOLAR PANELS (owned by the current owners). Comprises of an entrance lobby, light and spacious lounge through to the dining room with two lots of French doors, breakfasting kitchen with an excellent range of units, integrated appliances, freestanding five ring gas range, rear lobby with a double glazed stable door, down stairs wc. First floor landing, three bedrooms, modern bathroom. Externally there is a lawned garden to the front, large drive providing off street parking, enclosed garden to the rear with fruit trees and a patio area. Early internal inspection highly recommended to appreciate what this property has on offer.

GROUND FLOOR

LOBBY

Entered via a double glazed door, radiator.

LOUNGE THROUGH TO DINING ROOM

33'3 x 14'11 (10.13m x 4.55m)

Two lots of double glazed French doors, two radiators, log burner set on a slate hearth with a chunky wood mantel above.



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BREAKFASTING KITCHEN

24' x 11'11 (7.32m x 3.63m)

Three double glazed windows, two radiators, excellent range of wall, drawer, base and larder units with complimenting work tops, Belfast sink with mixer tap, integrated fridge freezer, integrated dishwasher, laminate flooring, down lights to the ceiling.



REAR LOBBY

Double glazed stable door leading to the garden.

DOWN STAIRS WC

Low level wc, wash hand basin, double glazed window, radiator.

FIRST FLOOR LANDING

LANDING

Spacious landing with a double glazed window, access to the loft.



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MASTER BEDROOM

12'1 x 11'8 (3.68m x 3.56m)

two double glazed windows, radiator, walk in storage cupboard.



BEDROOM TWO

10'4 x 11'9 (3.15m x 3.58m)

Two double glazed windows, radiator.



BEDROOM THREE

9' x 13'6 (2.74m x 4.11m)

Double glazed window, radiator, storage cupboard.



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BATHROOM

two double glazed windows, radiator, modern bath with mixer side tap, low level wc, wash hand basin, shower cubicle with splash back, storage cupboard.



EXTERNALLY

FRONT

Large grassed garden to the front.



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LARGE DRIVE

Double gates leading on to the large drive providing parking for up to 10 cars.



DOUBLE GARAGE

With electric roller door, power and lighting.



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REAR

Large enclosed garden with views over to the fields, mainly laid to lawn with apple trees, plum and cherry trees.



PATIO AREA

Paved patio area.

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: 6298a

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Energy Efficiency Rating

	Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p>	<p>86</p>	<p>88</p>



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