

# RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

**30 NORTH VIEW NEWBIGGIN-BY-THE-SEA NORTHUMBERLAND NE64 6XX**



- THREE BEDROOMS
- WITHIN WALKING DISTANCE TO THE SEA FRONT
- COUNCIL TAX BAND A
- SUBJECT TO PROBATE
- END TERRACE STONE HOUSE
- EPC RATING D
- NO ONWARD CHAIN
- IDEALY LOCATED

**Offers Over £140,000**

# 30 NORTH VIEW NEWBIGGIN-BY-THE-SEA NORTHUMBERLAND NE64 6XX

The property is perfectly located in the ever so popular NEWBIGGIN BY THE SEA, and within walking distance to the lovely sea front and sandy beach. Close to all local amenities, and transportation links. Benefits from gas central heating and also benefits from being sold with NO ONWARD CHAIN. Comprises of, entrance lobby, hall, spacious lounge with a double glazed window, dining room, kitchen. First floor landing, shower room, three bedrooms. Externally there is a garden to the front and garden to the rear.

## GROUND FLOOR

### LOBBY

Entered via a double glazed door. tiled floor.



### HALL

Panelling to the walls.



### LOUNGE

14'4 x 14'10 (4.37m x 4.52m)

Double glazed bay window, radiator, picture rail.



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## DINING ROOM

Double glazed window, radiator, picture rail, gas living flame fire.



## KITCHEN

10'2 x 8'8 (3.10m x 2.64m)

Base unit, sink with drainer and mixer tap, radiator, storage cupboard, double glazed window, double glazed door.



## FIRST FLOOR LANDING

Access to the lodt.



## MASTER BEDROOM

11'9 x 16 into the bay (3.58m x 4.88m into the bay)

Double glazed bay window, radiator.



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## BEDROOM TWO

11'11 x 11'5 (3.63m x 3.48m)

Double glazed window, radiator.



## BEDROOM THREE

9'7 x 6'5 (2.92m x 1.96m)

Double glazed window, radiator.



## SHOWER ROOM

Shower, low level wc, wash hand basin, two double glazed windows, storage cupboard.



## EXTERNALLY

### FRONT

Town garden to the front.



# 30 NORTH VIEW NEWBIGGIN-BY-THE-SEA NORTHUMBERLAND NE64 6XX

## REAR

garden to the rear.



## 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](mailto:ashington@rickard.uk.com)

## FILE NUMBER

PLEASE QUOTE REFERENCE NO: 6329A

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**MORTGAGE**

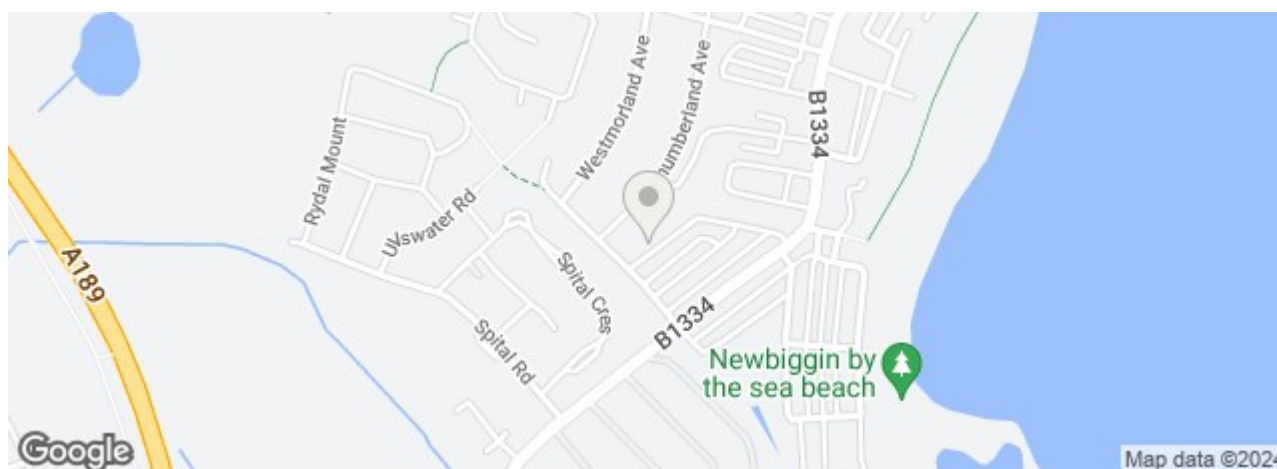
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# Energy Efficiency Rating

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



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