

RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

**46 GIBSON STREET NEWBIGGIN-BY-THE-SEA NORTHUMBERLAND NE64
6UT**



- MODERN FAMILY HOME
- LARGER STYLE LOUNGE/ DINER
- WALKING DISTANCE TO THE BEACH
- COUNCIL TAX BAND C

- THREE BEDROOMS
- GARAGE/DRIVE
- EPC RATING C
- IDEALLY LOCATED

Price £239,999

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****LOVELY CONTEMPORARY HOME**** a three bedroom modern semi detached house, perfectly positioned for Newbiggin promenade and the SANDY BEACH. The property benefits from modern open plan lounge/diner, gas central heating and double glazing. Briefly comprises of: entrance porch, hallway, downstairs wc,, open plan contemporary lounge diner with double glazed French doors to the garden, modern fitted kitchen. First floor landing, three bedrooms master having SEA VIEWS and an en-suite shower room, modern bathroom, Gardens to both the front and rear. SINGLE GARAGE, DRIVE providing off street parking. Early internal inspection highly recommended.

GROUND FLOOR

PORCH

Entered via a double glazed door, tiled floor, tiled feature wall, double glazed door leading to;



HALLWAY

Laminate flooring, radiator, door to the kitchen, door to;

DOWNSTAIRS WC

Low level wc, wash hand basin, heated towel rail, laminate flooring.



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OPEN PLAN LOUNGE DINER

17'8 x 17'11 narrowing to 14'8 (5.38m x 5.46m narrowing to 4.47m)

Double glazed French doors with a double glazed window to either side, radiator, laminate flooring, storage cupboard, double doors leading to;



KITCHEN

11'9 x 10'2 (3.58m x 3.10m)

Double glazed window, radiator, range of modern wall, base, pull out larder and drawer units with complimenting work tops, built in oven, gas hob with extractor hood above, space for fridge freezer, plumbed for washing machine, combi boiler housed by a wall unit, laminate flooring.



FIRST FLOOR

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LANDING

Access to the loft via pull down ladders which is partial boarded.



MASTER BEDROOM

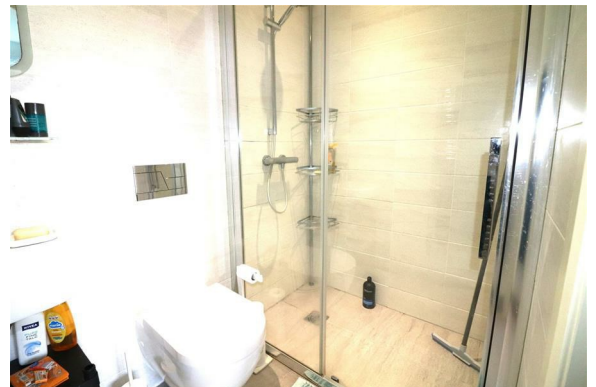
10'8 x 11'2 (3.25m x 3.40m)

Double glazed ceiling to floor windows with sea views, radiator, modern fitted wardrobes, door to;



EN-SUITE

Shower cubicle, low level wc, heated towel rail, wash hand basin, tiled walls and floor.



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BEDROOM TWO

10'10 x 14'4 (3.30m x 4.37m)

Double glazed ceiling to floor windows, radiator.



BEDROOM THREE

10'2 x 7'3 (3.10m x 2.21m)

Double glazed ceiling to floor windows, radiator.



MODERN BATHROOM

6'5 x 7'2 (1.96m x 2.18m)

Double glazed window, bath with shower over, low level wc, wash hand basin, heated towel rail, tiled floor, tiled walls.



EXTERNALLY



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FRONT

Enclosed front garden laid to lawn with borders and shrubs, gated access to the street.



REAR GARDEN

Enclosed garden to the rear which is laid to lawn with borders and shrubs, access to the front via the side, gated access to the rear street.



GARAGE/DRIVE

Single garage with a up and over door, power and lighting. Single drive providing off street parking.

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.



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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: 6351A

MORTGAGE

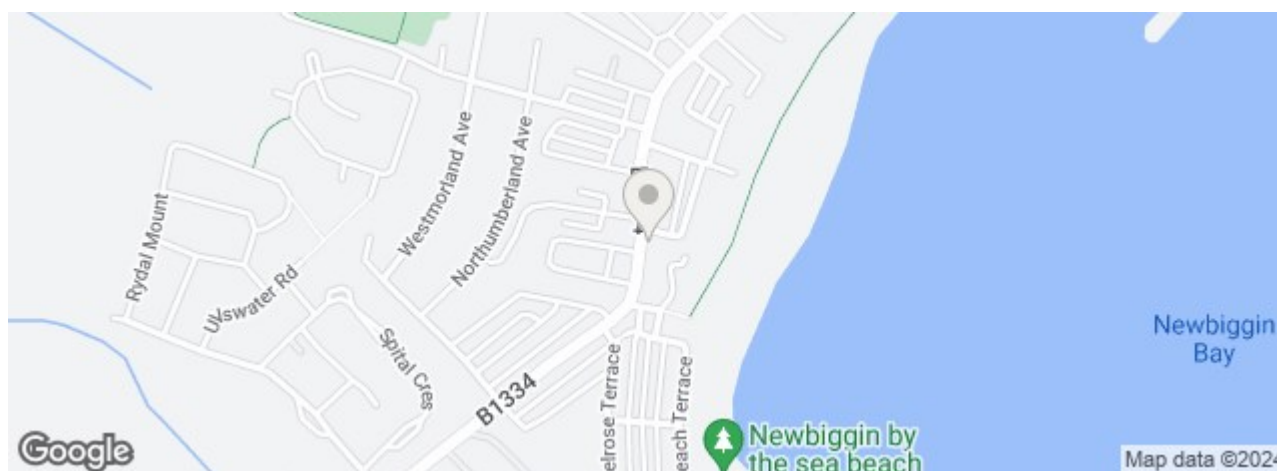
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Energy Efficiency Rating

	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>84</p>	<p>95</p>



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