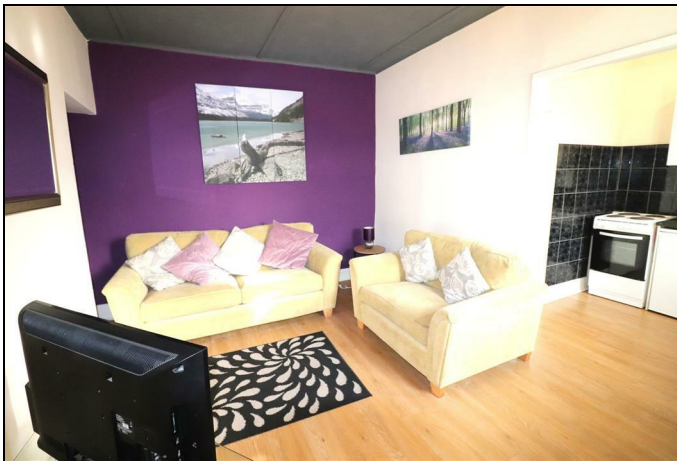


RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

**23 NORTH SEATON ROAD NEWBIGGIN-BY-THE-SEA NORTHUMBERLAND
NE64 6XR**



- FIRST FLOOR FLAT
- WITHIN WALKING DISTANCE OF THE BEACH
- COUNCIL TAX BAND A
- SUBJECT TO PROBATE

- TWO BEDROOMS
- IDEAL INVESTMENT/FIRST TIME BUY
- EPC RATING C
- IDEALLY LOCATED

Offers In The Region Of £66,000

23 NORTH SEATON ROAD NEWBIGGIN-BY-THE-SEA NORTHUMBERLAND NE64 6XR

****WOULD MAKE AN IDEAL INVESTMENT OR FIRST TIME BUY**** a two bedroom first floor flat, ideally located for local amenities and within walking distance of the beach. Benefits from gas central heating, double glazing and also benefits from being sold with NO ONWARD CHAIN. The property was being run as a holiday home (we are advised by the current vendor grossing £10k per annum in the last 2 full trading years) Comprises of, entrance lobby, bathroom, lounge open to the kitchen, landing, two bedrooms, shared yard to the rear.

FIRST FLOOR

LOBBY

Entered via a double glazed door, stairs up to all rooms.

BATHROOM

Bath with a shower tap, low level wc, wash hand basin, tiled splash back, double glazed window.



OPEN PLAN LOUNGE /KITCHEN



LOUNGE AREA

13'7 x 10'2 (4.14m x 3.10m)

Double glazed window, radiator, laminate flooring.



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KITCHEN AREA

Wall and base units with worktops, sink with drainer and dual taps, combi boiler, tiled splash back.



BEDROOM ONE

12'1 x 13'3 (3.68m x 4.04m)

Double glazed window, radiator, laminate flooring.



BEDROOM TWO

9'4 x 6'10 (2.84m x 2.08m)

Double glazed window, radiator.



EXTERNALLY



23 NORTH SEATON ROAD NEWBIGGIN-BY-THE-SEA NORTHUMBERLAND NE64 6XR

REAR

Shared yard.



TENURE:

WE UNDERSTAND THE PROPERTY IS LEASHOLD. HOWEVER, WE ARE NOT QUALIFIED TO VERIFY THE TENURE ON ANY PROPERTY AND YOUR SOLICITOR SHOULD BE CONSULTED REGARDING THIS.

STANDARD INFORMATION

These particulars are produced in good faith, and are set out as a general guide only, they do not constitute part or all of an offer or contract.

The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. No apparatus, equipment, fixtures, fittings or services have been tested and it is the buyer's responsibility to seek confirmation as to the working condition of any appliances.

Fixtures and fittings that are specifically mentioned in these particulars are included in the sale, all others in the property are specifically excluded.

Photographs are produced for general information and it must not be inferred that any item is included for sale within the property.

MATERIAL INFORMATION ASHINGTON

Material information is no substitute for professional advice, and consumers should be aware that the information collected may not accurately reflect the full extent of the property condition which would be covered through a home survey.

Efforts have been made to ascertain as much information as possible with regards to material information but this information is not exhaustive and cannot be fully relied upon, purchasers will need to seek further clarification from their legal advisor.

Electricity Supply - Mains

Water Supply - Mains

Sewerage Supply - Mains

Heating - Mains GCH

Broadband - Available - Including Superfast broadband. (Ofcom Broadband checker April 2024)

Flood Risk - River and Sea - low risk

Planning Permission - There are currently no planning permission for 23 North Seaton Road
<https://publicaccess.northumberland.gov.uk/online-applications/simpleSearchResults.do?action=firstPage>

Coalfield & Mining Areas - The Coal Authority indicate that this property is located on coalfield. Your legal advisor will be able to advise you of any implications of this.

There has been no failed transactions on the property, please contact us should you wish further information.

VIEWING

BY APPOINTMENT WITH OUR ASHINGTON OFFICE (01670) 812145/ashington@rickard.uk.com FILE NO: 6391A

MORTGAGE

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.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	79
(55-68) D		
(39-54) E		
(21-38) F		



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