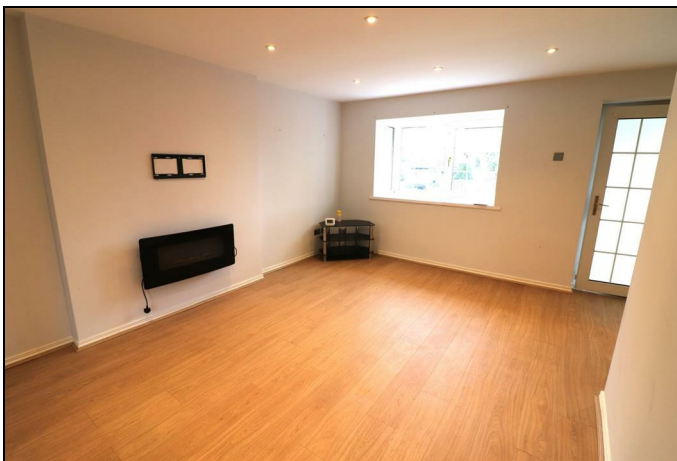


# RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

**15 MANOR VIEW NEWBIGGIN-BY-THE-SEA NORTHUMBERLAND NE64 6HB**



- THREE BEDROOMS
- NO ONWARD CHAIN
- COUNCIL TAX BAND A

- END TERRACE HOUSE
- CUL-DE-SAC LOCATION
- EPC RATING C

**Price £151,000**

# 15 MANOR VIEW NEWBIGGIN-BY-THE-SEA NORTHUMBERLAND NE64 6HB

**\*\*SET ON A CORNER PLOT\*\*** a three bedroom end terrace house situated in a cul-de-sac, in this popular residential location, MANOR VIEW. Conveniently located for amenities, the property is within walking distance of the town centre, which offers a variety of shops and transport links along with the lovely Newbiggin seafront and beach. Benefits from gas central heating, double glazing and also benefits from being sold with NO ONWARD CHAIN. Comprises of entrance porch, light and spacious lounge with a double glazed bow window, kitchen diner with a range of units and complimenting work tops, INTEGRATED APPLIANCES, conservatory. First floor landing, three bedrooms, bathroom. Externally there is a garden, drive to the front, enclosed rear garden with a gate to the side leading to the front of the property.

## GROUND FLOOR

### PORCH

Entered via a double glazed door.

### LOUNGE

14'4 x 15'3 (4.37m x 4.65m)

Light and spacious lounge with a double glazed bow window, radiator, wall hung electric contemporary fire, storage cupboard, laminate flooring, double doors leading to;



### KITCHEN DINER

14'1 x 8'11 (4.29m x 2.72m)



# 15 MANOR VIEW NEWBIGGIN-BY-THE-SEA NORTHUMBERLAND NE64 6HB

## DINING AREA

Laminate flooring, radiator, sliding door to the conservatory.



## KITCHEN AREA

Range of wall, base and drawer units with complimenting work tops, built in oven and hob with extractor hood above, integrated fridge and freezer, washing machine, combi boiler, tiled splash back, tiled floor, double glazed window.



## CONSERVATORY

7'3 x 9'3 (2.21m x 2.82m)

Double glazed windows, double glazed door leading to the garden, tiled floor.



# 15 MANOR VIEW NEWBIGGIN-BY-THE-SEA NORTHUMBERLAND NE64 6HB

## FIRST FLOOR LANDING

Access to the loft.



## BEDROOM ONE

8'7 x 13'1 (2.62m x 3.99m)

Double glazed window, radiator, double storage cupboard.

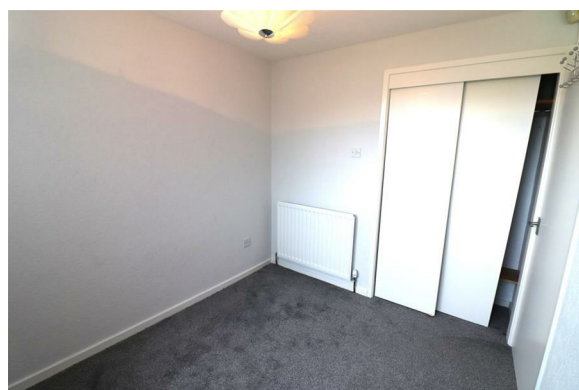


# 15 MANOR VIEW NEWBIGGIN-BY-THE-SEA NORTHUMBERLAND NE64 6HB

## BEDROOM TWO

8'9 x 9'3 (2.67m x 2.82m)

Double glazed window, radiator, double storage cupboard.



## BEDROOM THREE

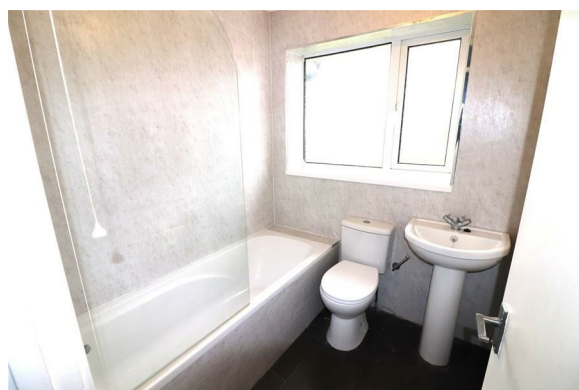
9'10 x 6'2 (3.00m x 1.88m)

Double glazed window, radiator, storage cupboard.



## BATHROOM

Bath with shower over, shower screen, radiator, low level wc, wash hand basin, double glazed window.



## EXTERNALLY



# 15 MANOR VIEW NEWBIGGIN-BY-THE-SEA NORTHUMBERLAND NE64 6HB

## FRONT

Garden and drive to the front.



## REAR

Enclosed garden to the rear, side gate leading to the front of the property.



## 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

## 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.



# 15 MANOR VIEW NEWBIGGIN-BY-THE-SEA NORTHUMBERLAND NE64 6HB

## 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 Ultrafast broadband. (Ofcom Broadband checker April 2024)

Flood Risk - River and Sea - Low Risk

Planning Permission - There are currently no planning permission for 15 Manor View

<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: 6398a

---

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
<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>71</b></p>	<p><b>87</b></p>



17/18 Laburnum Terrace, Ashington NE63 0JA Tel: 01670 812145 Fax: 01670 522765 Email: ashington@rickard.uk.com  
 25 Newgate Street, Morpeth NE61 1AW Tel: 01670 513533 Fax: 01670 518398 Email: morpeth@rickard.uk.com  
 6 Havelock Street, Blyth NE24 1AB Tel: 01670 356613 Fax: 01670 369155 Email: blyth@rickard.uk.com

