

RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

**18 THE DEMESNE NORTH SEATON VILLAGE NORTHUMBERLAND NE63
9TW**



- SOUGHT AFTER LOCATION
- DETACHED BUNGALOW
- COUNCIL TAX BAND C

- TWO/THREE BEDROOMS
- CORNER PLOT
- EPC RATING C

Offers Over £294,000

18 THE DEMESNE NORTH SEATON VILLAGE NORTHUMBERLAND NE63 9TW

****SOUGHT AFTER LOCATION****a two/three bedroom detached bungalow, set on a corner plot, in the ever so popular The Demesne, North Seaton, close to the A189 making an easy commute to the coast or Newcastle city centre. The property is immaculately presented throughout and a must to view.

Comprises of an entrance porch, study/bedroom three, reception hall, light and spacious lounge, two double bedrooms both with wall to wall fitted wardrobes, master having an en-suite shower room, bathroom, breakfasting kitchen, orangery with underfloor heating and double glazed French doors leading out to the garden. Externally there is double drive and garden to the front, larger style rear garden, patio paved area, door to the utility room, single garage.

GROUND FLOOR

PORCH

Entered via a double glazed door, double glazed window.



STUDY/BEDROOM THREE

10'5 x 5'7 (3.18m x 1.70m)

Double glazed window, radiator.



HALLWAY

laminated flooring, radiator, storage cupboard, access to the loft via pull down ladders.



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LOUNGE

13'10 x 14'10 (4.22m x 4.52m)

Larger style double glazed window, radiator, coving, fire surround with a gas living flame fire inset.



BEDROOM TWO

12'9 x 12'7 into fitted wardrobes (3.89m x 3.84m into fitted wardrobes)

Window, radiator, wall to wall fitted wardrobes.



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BEDROOM ONE

12'5 x 12'3 into fitted wardrobes (3.78m x 3.73m into fitted wardrobes)
Double glazed window, radiator, wall to wall fitted wardrobes.



EN-SUITE

Shower cubicle, low level wc, wash hand basin, tiled walls, tiled floor,
upvc cladding to the ceiling with downlights, heated towel rail.



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BATHROOM

Double glazed window, corner bath with a shower tap, corner shower cubicle, wash hand basin set in a vanity unit, low level wc, tiled walls and floor, heated towel rail, upvc cladding to the ceiling with downlights.



BREAKFASTING KITCHEN

13'5 x 10'3 (4.09m x 3.12m)

Fitted with range of wall, floor, larder and drawer units with complimenting granite worktops and granite upstands, tiled splash back, ceramic Belfast style sink with mixer tap, eye level oven, gas hob with extractor hood above, laminate flooring, radiator, plumbed for washing machine, double glazed French doors to;



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ORANGERY/SECOND RECEPTION ROOM

18' x 12'11 (5.49m x 3.94m)

Double glazed windows, radiator, laminate flooring with under floor heating, downlights to the ceiling, double glazed French doors to the garden.



EXTERNALLY

FRONT

Paved double drive to the front, lawned garden, gated access to the rear.



ATTACHED GARAGE

Electric roller door, power, lighting.

UTILITY ROOM

Double glazed window, double glazed door, upvc cladding, hot and cold water tap, power and lighting.

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REAR GARDEN

Enclosed garden to the rear which is laid mainly to lawn, paved patio area, double electric socket.



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.

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 - There is broadband, in the area. (Ofcom Broadband checker Feb 2024)

Flood Risk - River and Sea - Very low risk.

Planning Permission - There are currently no planning permission for 18 The Demesne

<https://publicaccess.northumberland.gov.uk/online-applications/simpleSearchResults.do?action=firstPage>

Coalfield & Mining Areas - Your legal advisor will be able to advise you of any implications of this.

There has been no failed transactions on 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

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.

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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.

As the agent we have not sought to verify the legal title of the property and verification must be obtained from a solicitor.

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.

MORTGAGE

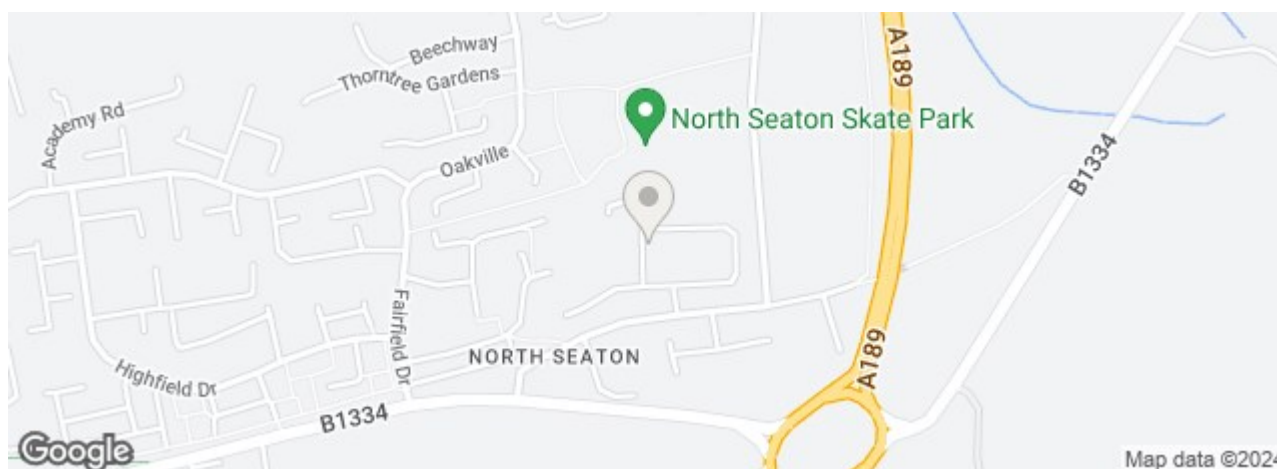
Why not make an appointment to speak to our **Independent** Mortgage Adviser?

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		83
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		



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