

RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

5 SANDRIDGE NEWBIGGIN-BY-THE-SEA NORTHUMBERLAND NE64 6DX



- TWO BEDROOM TERRACE
- NO ONWARD CHAIN
- COUNCIL TAX BAND A
- IDEAL HOLIDAY LET / FIRST TIME BUY

- OPEN PLAN LOUNGE / KITCHEN
- WALKING DISTANCE TO THE BEACH
- ENERGY RATING E

Price £140,000

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This beautifully presented two bedroom home has become available on the popular street of Sandridge, a stone's throw away from the sandy beach and promenade. The home is well suited to a variety of buyers, especially those who want to be such a short distance from the coast and beach, along with first time buyers, investors and is sold with the added advantage of no upper chain. Accommodation briefly comprising; Entrance lobby, open-plan airy lounge/kitchen with door leading through the rear (right of access only). To the first floor there is a modern bathroom, spacious master bedroom with partial sea views and second bedroom with fitted beds.

GROUND FLOOR



ENTRANCE HALLWAY

Radiator. Stairs to first floor.

LOUNGE/KITCHEN

15'11 x 15'01 not incl alcoves (4.85m x 4.60m not incl alcoves)



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LOUNGE AREA

Double glazed bay window to front, two radiators, chunky wood mantel, log burning stove sat upon a tiled hearth,



KITCHEN AREA

Double glazed window to rear, range of modern wall, drawer and base units with complimenting work tops and upstands, sink with drainer and mixer tap, plumbed for washing machine, oven, hob with tiled splash back and extractor hood above.



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FIRST FLOOR LANDING

Double glazed window to rear.



BATHROOM

Double glazed window, heated towel rail, bath with shower over and shower screen, modern splash back, low level wc, wash hand basin, storage cupboard housing the combi boiler.



BEDROOM ONE

12'04 x 9'08 (3.76m x 2.95m)

Double glazed window to front, radiator.



BEDROOM TWO

9'06 x 7'06 (2.90m x 2.29m)

Double glazed window to front, radiator, built-in beds. Loft access.



EXTERNALLY

The front of the property leads onto the street, with spectacular views of the beach front/promenade. To the rear there is a right of way through the rear yard.

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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

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.

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 Floor Risk

Planning Permission - There are currently no planning permission for 5 Sandridge

<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: 6404A

MORTGAGE

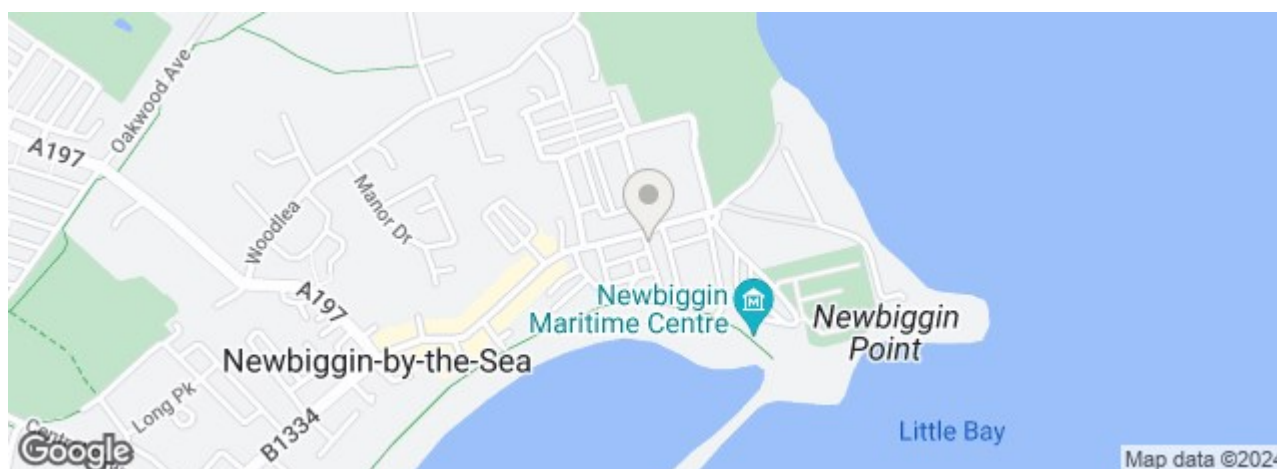
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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	50	
(39-54) E		
(21-38) F		



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