

RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

**13 THE DEMESNE NORTH SEATON VILLAGE ASHINGTON
NORTHUMBERLAND NE63 9TW**



- DETACHED HOUSE
- FABULOUS REAR GARDEN
- COUNCIL TAX BAND D

- THREE BEDROOMS
- SOUGHT AFTER LOCATION
- EPC RATING C

Offers Over £320,000

13 THE DEMESNE NORTH SEATON VILLAGE ASHINGTON NORTHUMBERLAND NE63 9TW

****SOUGHT AFTER LOCATION**** a three bedroom detached house, 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, reception hall, bathroom, light and spacious lounge, dining room, conservatory, breakfasting kitchen with an additional lounge area with double glazed French doors over looking the garden. First floor landing, three bedrooms, family shower room. Externally there is a paved drive providing off street parking for several cars and garden to the front, a fabulous large rear garden mainly laid to lawn with open views. Single garage with an electric up and over door.

GROUND FLOOR

PORCH

Double glazed window.

HALLWAY

Karndean flooring, radiator, storage cupboard, coving.



BATHROOM

Bath, low level wc, wash hand basin, traditional style radiator, tiled floor, tiled walls, downlights.



13 THE DEMESNE NORTH SEATON VILLAGE ASHINGTON NORTHUMBERLAND NE63 9TW

LOUNGE

13'9 x 15'11 (4.19m x 4.85m)

Floor to ceiling double glazed window, two radiators, coving, contemporary fire surround with a log effect fire.



DINING ROOM

11'5 x 11' (3.48m x 3.35m)

Coving, radiator.



13 THE DEMESNE NORTH SEATON VILLAGE ASHINGTON NORTHUMBERLAND NE63 9TW

CONSERVATORY

11'8 x 10'2 (3.56m x 3.10m)

Double glazed windows, double glazed door, tiled flooring, radiator.



BREAKFASTING KITCHEN

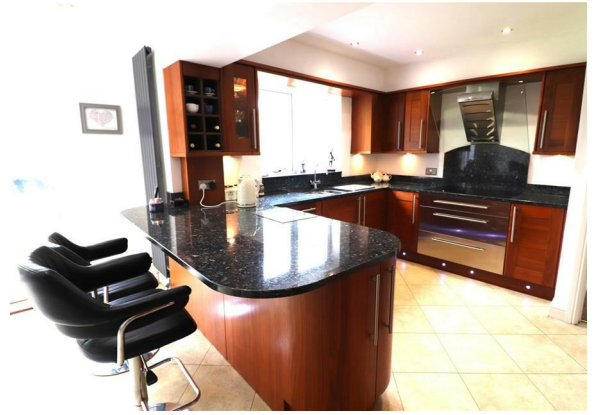
11'4 x 15'5 (3.45m x 4.70m)

Double glazed window, excellent range of wall, drawer, larder and base units with under plinth lighting, granite work tops and upstands, breakfast bar area with storage under, granite work tops. integrated dishwasher and fridge, eye level Miele oven and microwave, four ring electric Miele hob with a contemporary Miele extractor hood above, tiled floor, door to the garage.



13 THE DEMESNE NORTH SEATON VILLAGE ASHINGTON NORTHUMBERLAND NE63 9TW

ADDITIONAL IMAGE



LOUNGE AREA

14'7 x 9'10 (4.45m x 3.00m)

Tiled floor, two contemporary vertical radiators, double glazed French doors with a double glazed window to each side.



FIRST FLOOR

LANDING

Double glazed window, access to the loft.



13 THE DEMESNE NORTH SEATON VILLAGE ASHINGTON NORTHUMBERLAND NE63 9TW

MASTER BEDROOM

9'10 x 14'4 (3.00m x 4.37m)

Double glazed window, radiator, storage cupboard housing the boiler, coving.



BEDROOM TWO

10'2 x 12'11 (3.10m x 3.94m)

Double glazed window, radiator, coving, storage cupboard.



13 THE DEMESNE NORTH SEATON VILLAGE ASHINGTON NORTHUMBERLAND NE63 9TW

BEDROOM THREE

9'10 x 11'6 (3.00m x 3.51m)

Double glazed window, radiator.



FAMILY SHOWER ROOM

Corner shower cubicle, low level wc, wash hand basin, heated towel rail, tiled walls and floor, double glazed window.



EXTERNALLY

FRONT

Garden to the front laid to lawn, borders, double drive providing off street parking for several cars.



GARAGE

With an electric up and over door, plumbed for washing machine, power and lighting.

13 THE DEMESNE NORTH SEATON VILLAGE ASHINGTON NORTHUMBERLAND NE63 9TW

FABULOUS REAR GARDEN

Large garden to the rear is laid to lawn with borders and shrubs, raised patio area, side access leading to the front.



ADDITIONAL IMAGE



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.



13 THE DEMESNE NORTH SEATON VILLAGE ASHINGTON NORTHUMBERLAND NE63 9TW

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 May 2024)

Flood Risk - River and Sea - Low risk

Planning Permission - There are currently ? planning permission for ?

<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.

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.

VIEWING

BY APPOINTMENT WITH OUR ASHINGTON OFFICE (01670) 812145/ashington@rickard.uk.com

FILE NUMBER

PLEASE QUOTE REFERENCE NO: 6410A

MORTGAGE

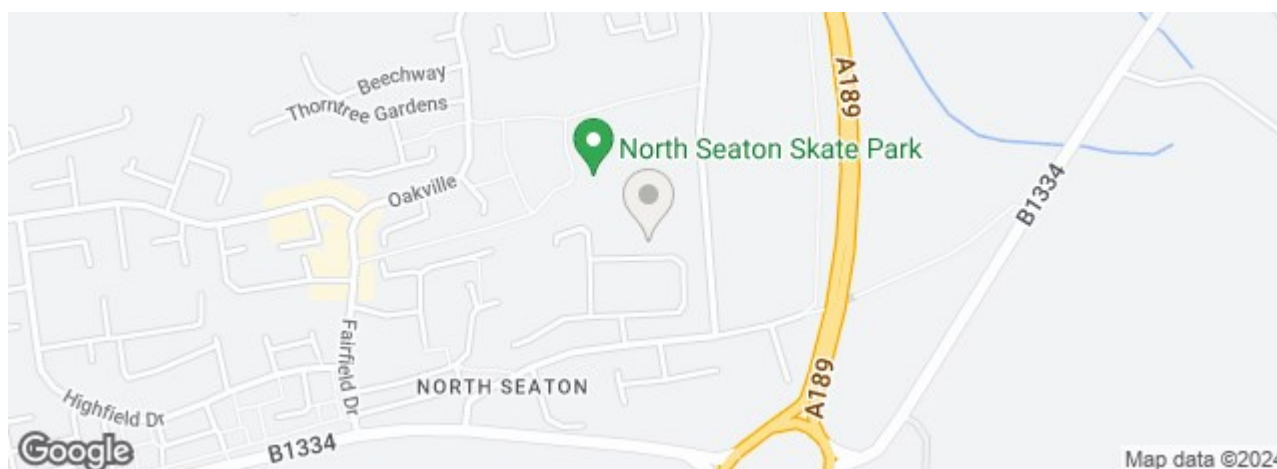
Why not make an appointment to speak to our **Independent** Mortgage Adviser?

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>(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>71</p> | <p>84</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

