

RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

**51 WESTFIELD CRESCENT NEWBIGGIN-BY-THE-SEA NORTHUMBERLAND
NE64 6XA**



- END TERRACE HOUSE
- IN NEED OF REFURBISHMENT
- SUBJECT TO PROBATE
- COUNCIL TAX BAND A

- IDEALLY SITUATED
- NO ONWARD CHAIN
- THREE BEDROOMS
- EPC RATING E

Offers Over £80,000

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****WOULD MAKE AN IDEAL INVESTMENT**** a three bedroom end of terrace, in need of refurbishment. The property is being sold with NO ONWARD CHAIN. Comprises of, entrance lobby, lounge, kitchen, utility area, bathroom. First floor landing, three bedrooms. Externally there is a town garden to the front, yard to the rear.

GROUND FLOOR

LOBBY

LOUNGE

12'7 x 16'8 into bay (3.84m x 5.08m into bay)

Double glazed bay window, radiator, ceiling rose, picture rail, coving, storage cupboard.



KITCHEN

7'7 x 12'4 (2.31m x 3.76m)

Double glazed window, radiator, wall and base units, sink with drainer and mixer tap.



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UTILITY AREA

Wall base units.



BATHROOM

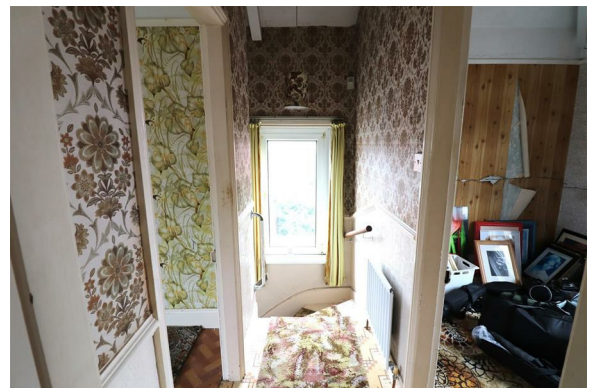
6'9 x 6'11 (2.06m x 2.11m)

Double glazed window, radiator, bath, low level wc, wash hand basin.



FIRST FLOOR LANDING

Double glazed window.



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MASTER BEDROOM

11'4" x 16'9" (3.45m x 5.11m)

Two double glazed windows, radiator, picture rail.



BEDROOM TWO

7'6" x 11' (2.29m x 3.35m)

Double glazed window, radiator.



BEDROOM THREE

8'1" x 8'4" (2.46m x 2.54m)

Double glazed window, radiator.

EXTERNALLY

FRONT

Town garden.



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

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

Flood Risk - River and Sea - Low Risk

Planning Permission - There are currently no planning permission for this property

<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: 6414A

MORTGAGE

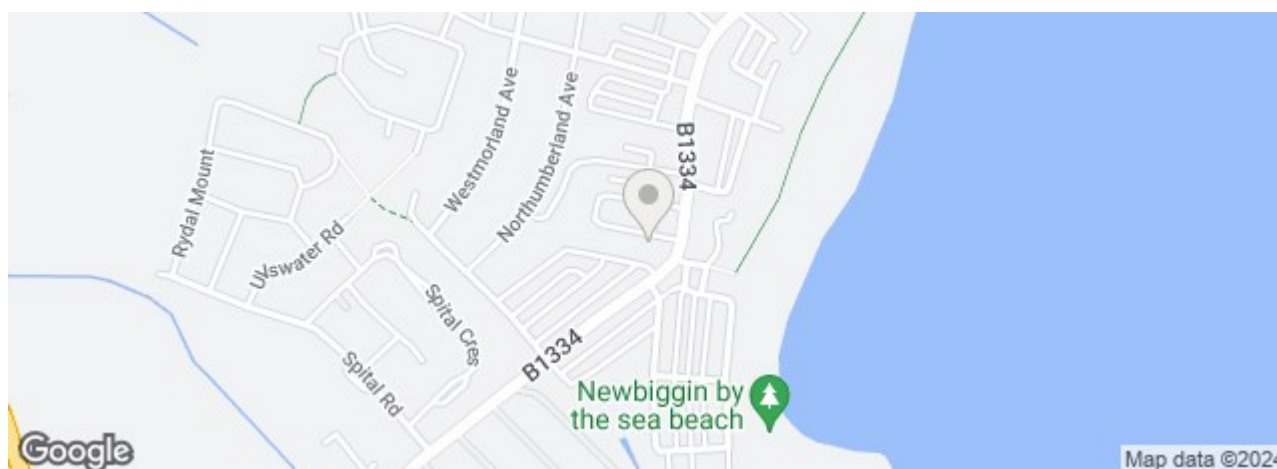
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Energy Efficiency Rating

	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>44</p>	<p>82</p>



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