

RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

**79 NORTH SEATON ROAD. NEWBIGGIN-BY-THE-SEA. NORTHUMERLAND
NE64 6XR**



- THREE BEDROOMS
- SUBJECT TO PROBATE
- EPC RATING TBC

- SPACIOUS TERRACE HOUSE
- NO ONWARD CHAIN
- COUNCIL TAX BAND A

Asking Price £117,000

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****SPACIOUS FAMILY HOME**** a three bedroom terraced, ideally located and within walking distance to Newbiggin, promenade with its lovely sandy beach. In close proximity to local amenities and transport links. The property is being sold with NO ONWARD CHAIN, also benefits from gas central heating and double glazing. Comprises of entrance lobby, hallway, lounge with a double glazed bay window, dining room, galley kitchen. First floor spacious landing, three bedrooms, family shower room. Externally there is a town garden to the front and enclosed yard to the rear with double gates providing off street parking.

GROUND FLOOR

LOBBY

Entered via a double glazed door.



HALLWAY

Radiator.



LOUNGE

16'8 into the bay x 15' (5.08m into the bay x 4.57m)

Double glazed bay window, radiator, fire surround with an electric log effect fire inset.



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DINING ROOM

16' x 14'5 (4.88m x 4.39m)

Double glazed window, radiator, brick effect feature fire surround with a gas living flame fire.



GALLEY KITCHEN

14' 9 x 6'7 (4.27m 2.74m x 2.01m)

Storage cupboard, range of fitted wall, drawer and base units with work tops and matching upstands/splash backs, eye level double oven, hob with extractor above, plumbed for washing machine, radiator, one and half bowl ceramic sink with drainer and mixer tap.



FIRST FLOOR

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LANDING

Double glazed window.



SHOWER ROOM

Double shower cubicle, low level wc, wash hand basin, upvc cladding to the ceiling with downlights, tiled floor, tiled splash back, heated towel rail.



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BEDROOM ONE

10'1 x 13'2 (3.07m x 4.01m)

Double glazed window, radiator, picture rail, wall to wall fitted wardrobes and drawers.



BEDROOM TWO

8'5 x 14' (2.57m x 4.27m)

Double glazed window, radiator, fitted wardrobes.



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BEDROOM THREE

7'9 x 10'4 (2.36m x 3.15m)

Double glazed window, radiator.



EXTERNALLY

FRONT

Town garden to the front with gated access to the street.



REAR

Enclosed yard with double gates providing off street parking.



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

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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 July 2024)

Flood Risk - River and Sea - Low Risk

Planning Permission - There are currently no planning permission for 79 North seaton Road

<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: 6436A

MORTGAGE

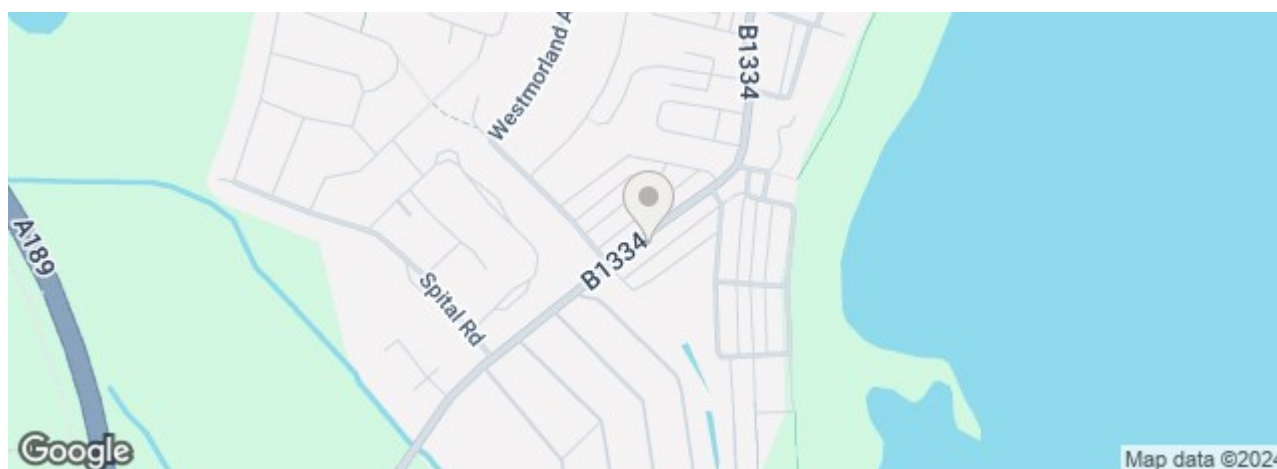
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Energy Efficiency Rating

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



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