

RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

**3 PROSPECT PLACE NEWBIGGIN-BY-THE-SEA NORTHUMBERLAND NE64
6DN**



- TWO DOUBLE BEDROOMS
- SEA VIEWS
- EPC RATING C

- SPACIOUS TERRACE
- LOVELY GARDEN
- COUNCIL TAX BAND B

Price £240,000

3 PROSPECT PLACE NEWBIGGIN-BY-THE-SEA NORTHUMBERLAND NE64 6DN

****WITHIN WALKING DISTANCE TO THE SEA FRONT AND BEACH**** a two double bedroom spacious mid terrace house, perfectly located for local amenities and transport links. Benefits from gas central heating and double glazing. Comprises of entrance, spacious dining room, spacious lounge with a brick inglenook fire and log burner inset, fitted galley style kitchen, conservatory. First floor landing, two double bedroom one having sea views, modern bathroom. Externally there is a garden to the front, large enclosed garden to the rear with a summer house.

GROUND FLOOR

LOBBY

Entered via a double glazed door.

DINING ROOM

14' 1 x 16' 1 (4.27m 0.30m x 4.90m)

Laminate flooring, double glazed window, storage cupboard with a bar area, contemporary wall hung fire.



LOUNGE

16' 1 x 17' 11 (4.90m x 5.46m)

Double glazed sliding doors, brick inglenook fire place with a log burning stove inset, tiled hearth.



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ADDITIONAL IMAGE



KITCHEN

17'1 x 5'9 (5.21m x 1.75m)

Galley style kitchen with a range of wall, base and drawer units with complimenting work tops, double eye level oven, built in microwave, integrated fridge freezer, hob with extractor hood above, sink with drainer and mixer tap, two double glazed windows, laminate flooring, downlights to the ceiling, vertical traditional style radiator, plumbed for washing machine, laminate flooring.



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CONSERVATORY

16'11 x 8' (5.16m x 2.44m)

Laminate flooring, downlights to the ceiling, double glazed windows.



FIRST FLOOR LANDING

MASTER BEDROOM

13' 8 x 15'10 (3.96m 2.44m x 4.83m)

Light and spacious bedroom with a large double glazed window overlooking the garden, radiator, wall to wall fitted wardrobes and drawers, storage cupboard.



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BEDROOM TWO

16'4 x 14'3 (4.98m x 4.34m)

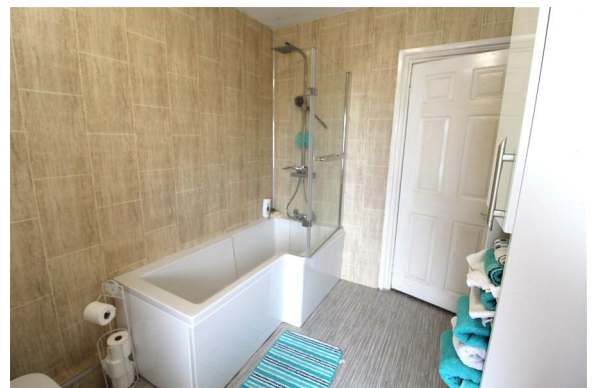
Double glazed window with sea views, radiator, storage cupboards to one alcove.



BATHROOM

10'2 x 6'11 (3.10m x 2.11m)

Modern shower bath with a waterfall shower attachment and shower screen, heated towel rail, wc and wash hand basin set in a vanity unit with storage under, tiled walls.



EXTERNALLY

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FRONT

Garden to the front with gated access to the street.



REAR

Enclosed large garden to the rear which is laid to lawn, paved area, summer house with double doors, storage area.



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ADDITIONAL IMAGE



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.

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.

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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 August 2024)

Flood Risk - River and Sea - Low Risk

Planning Permission - There are currently no planning permission for 3 Prospect Place

<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: 6445A

MORTGAGE

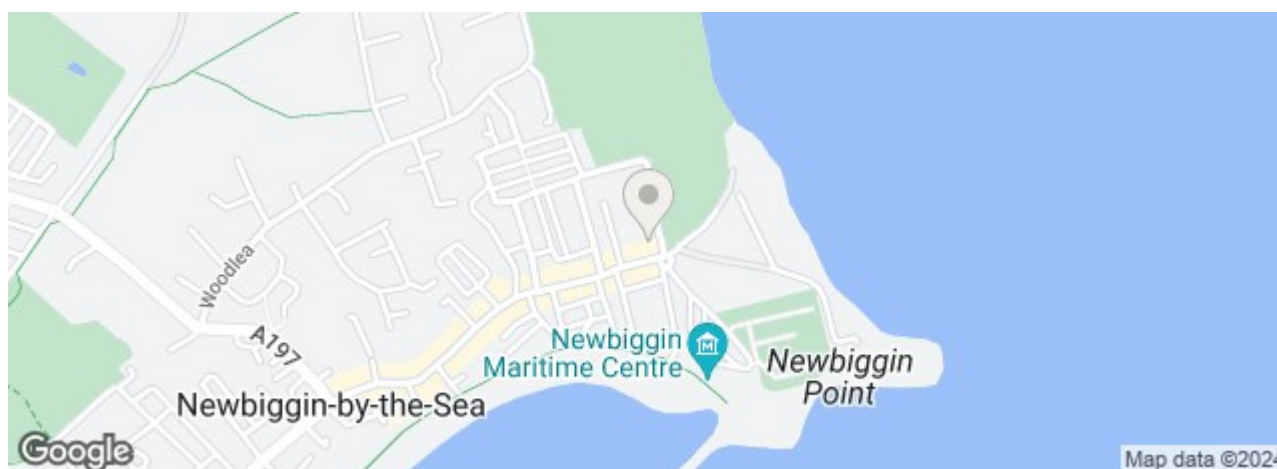
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Energy Efficiency Rating

	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>71</p>	<p>84</p>



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