

# RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

12 WOODHORN ROAD NEWBIGGIN-BY-THE-SEA NE64 6HZ



- THREE BEDROOMS
- NO ONWARD CHAIN
- COUNCIL TAX BAND A

- MID TERRACE HOUSE
- GREAT FAMILY HOME
- EPC RATING D

**Price £75,000**

# 12 WOODHORN ROAD NEWBIGGIN-BY-THE-SEA NE64 6HZ

**\*\* BEING SOLD WITH NO ONWARD CHAIN\*\*** a three bedroom mid terrace house, ideally situated for local amenities and transport links. The property is not far from Newbiggin sea front and the lovely beach. Benefits from gas central heating and double glazing. Comprises of, lobby, downstairs wc, lounge with double doors through to the kitchen/ diner. On the first floor there are three bedrooms and a bathroom. Externally there is gardens to both the front and the rear.

## GROUND FLOOR

### LOBBY

Entered via a double glazed door, radiator.

### DOWNSTAIRS WC

Low level wc, wash hand basin, radiator, upvc cladding to the walls, double glazed window.



### LOUNGE

14'11 x 15'1 (4.55m x 4.60m)

Double glazed window, radiator, fire surround with a gas living flame fire inset, understairs storage cupboard, double doors to;



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## KITCHEN DINER

7'3 x 18'3 (2.21m x 5.56m)

Double glazed window, range of units with work tops, sink with drainer and mixer tap, oven, hob, radiator, double glazed door to the rear.



## FIRST FLOOR

### BEDROOM ONE

15'1 x 10'3 (4.60m x 3.12m)

Double glazed window, radiator, storage cupboard.



### BEDROOM TWO

10'11 x 6'9 (3.33m x 2.06m)

Double glazed window, radiator, built in wardrobes.



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## BEDROOM THREE

12'2 x 7'7 narrowing to 4'3 (3.71m x 2.31m narrowing to 1.30m)

Double glazed window, radiator.



## BATHROOM

Bath with shower taps, wash hand basin, radiator, tiled walls and floor, double glazed window.



## EXTERNALLY

### FRONT

Garden to the front with gated access to the street.



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## REAR

Enclosed garden which is laid to lawn with borders.



## 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.

## 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 - None available (Ofcom Broadband checker October 2024)

Flood Risk - River and Sea - Low risk

Planning Permission - There are currently no planning permission for the 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.

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## 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. 6463A

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MORTGAGE

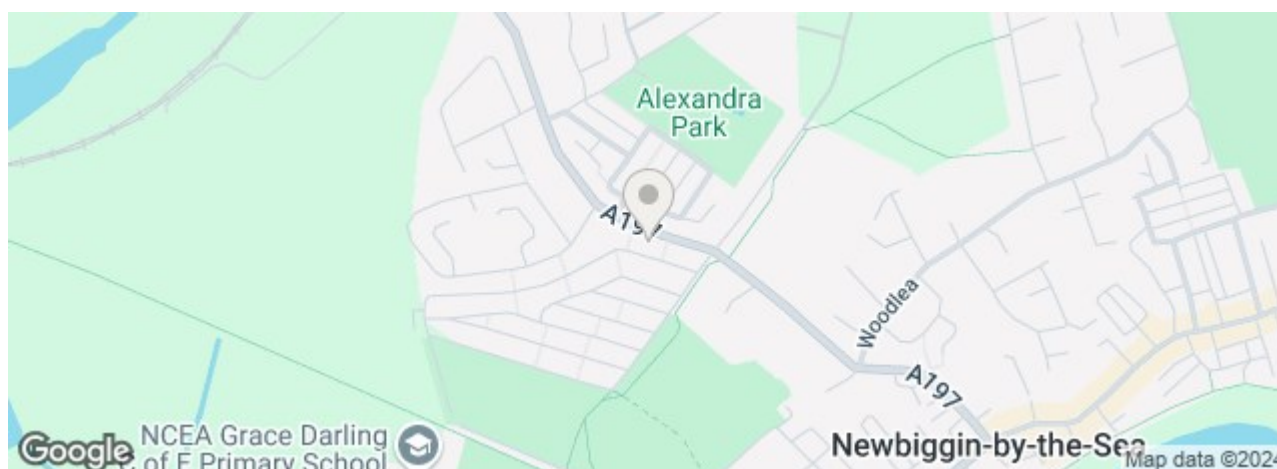
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## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
<b>(92 plus) A</b>		
<b>(81-91) B</b>		<b>84</b>
<b>(69-80) C</b>		
<b>(55-68) D</b>	<b>57</b>	
<b>(39-54) E</b>		
<b>(21-38) F</b>		



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