

RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

**29, MANOR COURT NEWBIGGIN-BY-THE-SEA NORTHUMBERLAND NE64
6HF**



- TWO BEDROOMS
- CUL-DE-SAC LOCATION
- COUNCIL TAX BAND A

- MODERN HOUSE
- OFF STREET PARKING
- EPC RATING C

Offers Over £137,000

29, MANOR COURT NEWBIGGIN-BY-THE-SEA NORTHUMBERLAND NE64 6HF

Welcome to Manor Court in the seaside town of Newbiggin-By-The-Sea! A modern two-bedroom end terrace house.

One of the standout features of this property is its proximity to the beach, just a leisurely stroll away - the coastal lifestyle awaits you!

The property benefits from gas central heating and double glazing. Comprises of a entrance hall, fitted kitchen, downstairs wc/cloaks. Spacious lounge, orangery leading out to the garden. First floor landing, two double bedrooms both with fitted wardrobes, bathroom. Externally there is a drive to the front, gated access to the rear via the side, enclosed rear garden.

GROUND FLOOR

HALL

Double glazed door, wood flooring, radiator, storage cupboard.

DOWNSTAIRS WC

Low level wc, wash hand basin, radiator, double glazed window.



KITCHEN

6'11 x 8'2 (2.11m x 2.49m)

Double glazed window, wood flooring, range of wall, drawer and base units with complimenting work tops, electric oven, electric hob with an extractor hood above and chrome splash back, plumbed for washing machine, tiled floor, tiled splash back.



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LOUNGE

15'9 x 13'3 (4.80m x 4.04m)

Double glazed window, wood flooring, two radiators, double glazed French doors.



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ORANGERY

11'11 x 9'5 (3.63m x 2.87m)

Radiator, tiled floor, double glazed door.



FIRST FLOOR

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BEDROOM ONE

8'5 x 11'1 (2.57m x 3.38m)

Two double glazed windows, radiator, fitted wardrobes.



BEDROOM TWO

Double glazed window, radiator, fitted wardrobes.



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BATHROOM

7'3 x 6'4 (2.21m x 1.93m)

Double glazed window, radiator, low level wc, wash hand basin, bath with shower over, tiled floor, tiled splash back.



EXTERNALLY

FRONT

drive to the front, gated access via the side leading to the rear.



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REAR

Enclosed garden to the rear, paved sitting area.



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

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 November 2024)

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.

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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. FILE NO: 6474A



MORTGAGE

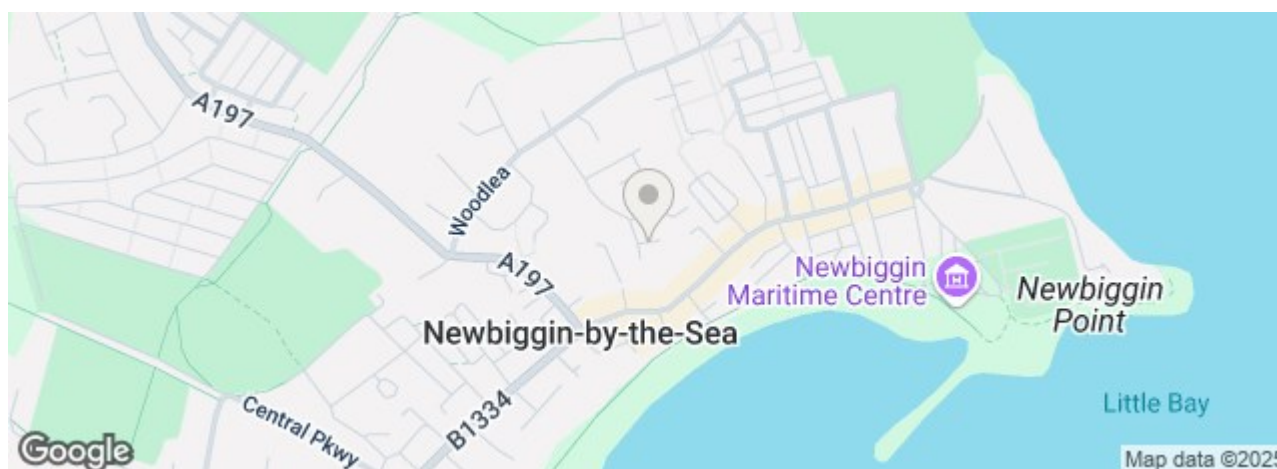
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B	74	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		



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