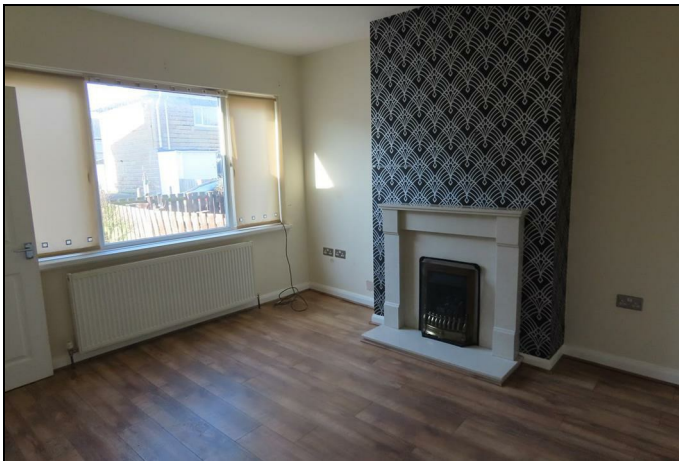


# RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

**13 ALLAN ROAD NEWBIGGIN BY THE SEA NORTHUMBERLAND NE64 6HY**



- TWO BEDROOMS
- NO UPPER CHAIN
- COUNCIL TAX BAND A



- MID TERRACE HOUSE
- EPC RATING D
- OFF STREET PARKING

**Price £65,000**

# 13 ALLAN ROAD NEWBIGGIN BY THE SEA NORTHUMBERLAND NE64 6HY

**\*\*TWO DOUBLE BEDROOM MID TERRACED HOUSE\*\***would make an ideal first time buy or investment. Ideally located for local amenities and transport links. Benefits from gas central heating, double glazing and also benefits from being sold with NO ONWARD CHAIN. Comprises of, entrance porch, downstairs wc, lounge, fitted kitchen, storage room. First floor landing, two bedrooms and bathroom. Externally there is a garden to the front and yard to the rear providing off street parking.

## GROUND FLOOR

### ENTRANCE PORCH/HALLWAY

Entered via a double glazed door, radiator, double glazed window.

### W/C OFF

Low level wc.



### LOUNGE

12'2" x 12'9" (3.71 x 3.89)

Double glazed window, 'Living Flame' gas fire with surround, radiator, understair cupboard.





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## KITCHEN

10'7" x 10'3" (3.23 x 3.12)

Range of wall and floor units incorporating built-in electric oven with gas hob and extractor hood over, tiled splash-back, radiator, double glazed window, double glazed door leading out to the rear.



## STORE ROOM

## FIRST FLOOR

## BEDROOM ONE

15'7" x 10'11" (4.75 x 3.33)

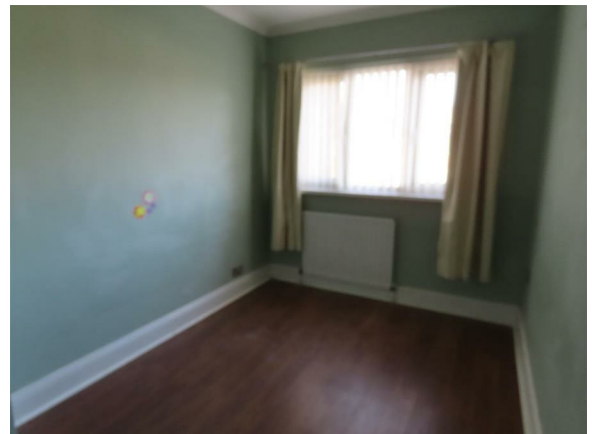
Double glazed window, radiator.



## BEDROOM TWO

8'0" x 12'4" (2.44 x 3.76)

Double glazed window, radiator.



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## BATHROOM

Double glazed window, bath, low level wc, wash hand basin, tiled walls and floor, heated towel rail, walk in shower with a waterfall shower head fitment above.



## EXTERNALLY

### FRONT GARDEN

Garden to the front with gated access to the street.



# 13 ALLAN ROAD NEWBIGGIN BY THE SEA NORTHUMBERLAND NE64 6HY

## REAR

Off street parking via double wooden gates.



## 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.

# 13 ALLAN ROAD NEWBIGGIN BY THE SEA NORTHUMBERLAND NE64 6HY

## 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 March 2025)

Flood Risk - River and Sea -

Planning Permission - There are currently ? planning permission for ?

<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. 6513a





## MORTGAGE

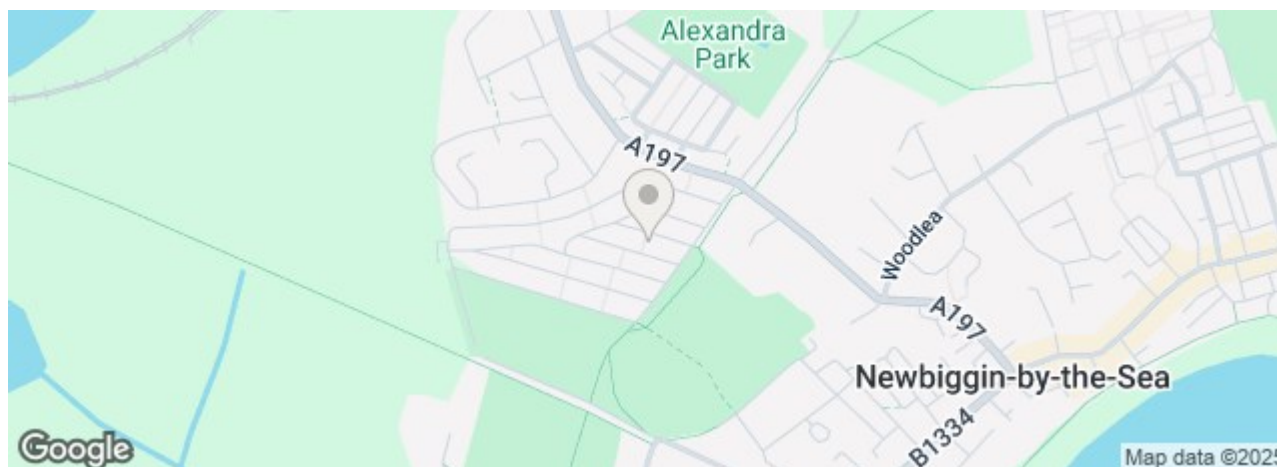
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## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>	<b>63</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		



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