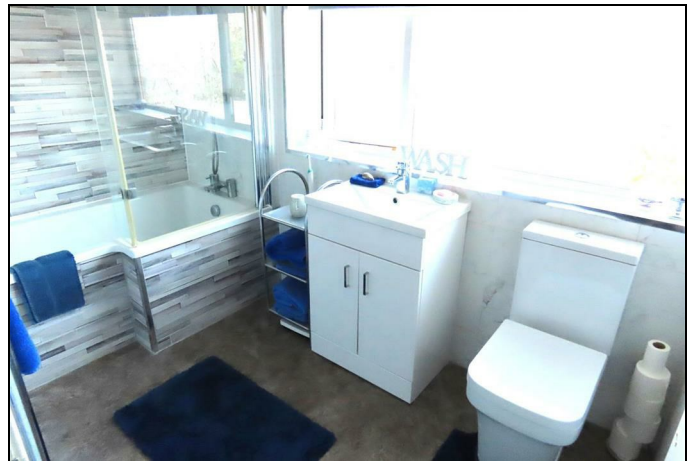


RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

124 WELFARE CRESCENT NEWBIGGIN-BY-THE-SEA NE64 6SB



- THREE BEDROOMS
- END TERRACE FAMILY HOME
- COUNCIL TAX BAND A
- OFF STREET PARKING FOR SEVERAL CARS

- SPACIOUS CORNER PLOT
- ATTRACTIVE REAR GARDEN
- EPC RAITING C
- CLOSE TO LOCAL AMENITIES

Offers Over £170,000

124 WELFARE CRESCENT NEWBIGGIN-BY-THE-SEA NE64 6SB

Nestled in the charming location of Welfare Crescent, Newbiggin-By-The-Sea, this delightful end terrace house presents an excellent opportunity for families and individuals alike. Boasting a spacious corner plot, the property offers a generous garden that is perfect for outdoor activities, gardening, or simply enjoying the fresh air.

Inside, the house features two well-proportioned reception rooms, providing ample space for relaxation and entertaining guests. The layout is both practical and inviting, making it easy to create a warm and welcoming atmosphere. With three comfortable bedrooms, there is plenty of room for family members or guests, ensuring everyone has their own space.

The property also includes two bathrooms, which is a significant advantage for busy households, allowing for convenience and privacy. Off-street parking is available for a few vehicles, a rare find that adds to the appeal of this home, making it easy for you and your guests to come and go without the hassle of street parking.

This residence is a must-see for anyone looking to settle in a friendly community with access to local amenities and the beautiful coastline of Newbiggin-By-The-Sea. With its spacious layout, lovely garden, and practical features, this property is sure to attract interest. We invite you to arrange a viewing to fully appreciate all that this charming home has to offer.

GROUND FLOOR

ENTRANCE LOBBY

Entered via a double glazed door, radiator.

LOUNGE

13'3 x 19' (4.04m x 5.79m)

Two double glazed windows, radiator, fire surround with an electric coal effect fire inset.



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INNER HALL

Double glazed window, radiator.



DINING ROOM

10'3 x 11'4 (3.12m x 3.45m)

Double glazed window, radiator.



KITCHEN

9'11 x 18'4 max (3.02m x 5.59m max)

Two double glazed windows, radiator, range of wall, base, wall and larder units with complimenting work tops, integrated oven, hob with extractor hood above, plumbed for washing machine, laminate flooring, double glazed door leading to the garden.



FIRST FLOOR LANDING

Access to the partial boarded loft via pull down ladders.

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MASTER BEDROOM

13'4 x 12' (4.06m x 3.66m)

Double glazed window, radiator, excellent range of wardrobes, overbed storage, dressing table and drawers.



EN-SUITE BATHROOM

5'11 x 9'7 (1.80m x 2.92m)

Double glazed windows, bath, low level wc, wash hand basin, downlights, tiled walls, laminate flooring.



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BEDROOM TWO

14'10 x 9'11 (4.52m x 3.02m)

Double glazed window, radiator, storage cupboard.



BEDROOM THREE

9'1 x 11'7 (2.77m x 3.53m)

Double glazed window, radiator, fitted wardrobes.



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FAMILY BATHROOM

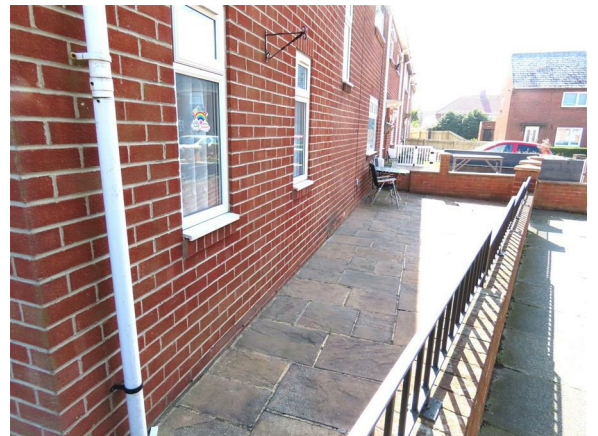
Bath with shower over and shower screen, wash hand basin set in a vanity unit, low level wc, laminate flooring, heated towel rail, upvc cladding to the walls, downlights.



EXTERNALLY

FRONT

Paved garden to the front.



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SIDE

Drive and paved garden to the side.



GARAGE

Single garage with an up and over door.



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REAR GARDEN

Enclosed rear garden which is mainly lawned, raised decked area.



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.

124 WELFARE CRESCENT NEWBIGGIN-BY-THE-SEA NE64 6SB

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.

VIEWING

BY APPOINTMENT WITH OUR ASHINGTON OFFICE (01670) 812145/ashington@rickard.uk.com. FILE NO: 6531A



MORTGAGE

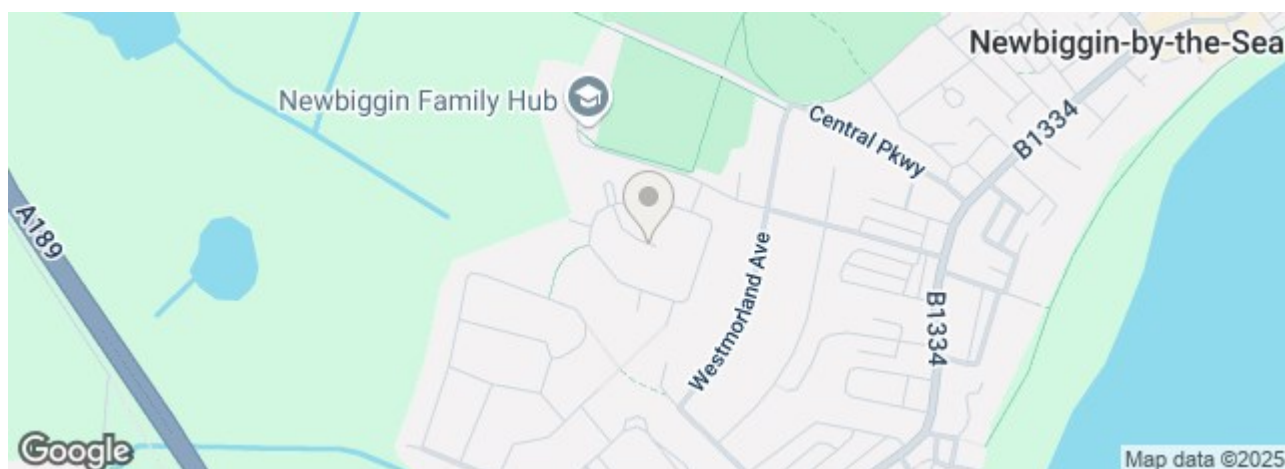
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		



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