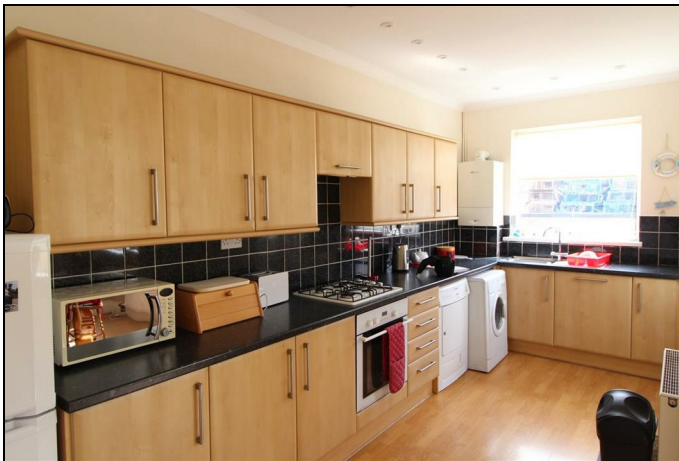


RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

8 RUSTIC TERRACE NEWBIGGIN-BY-THE-SEA NORTHUMBERLAND NE64 6AU



- LARGE THREE BEDROOM TERRACE
- NO ONWARD CHAIN
- COUNCIL TAX BAND A



- OPEN PLAN KITCHEN / DINING ROOM
- WALKING DISTANCE TO THE BEACH
- EPC D

Chain Free £165,000

8 RUSTIC TERRACE NEWBIGGIN-BY-THE-SEA NORTHUMBERLAND NE64 6AU

Nestled in the charming locale of Rustic Terrace, Newbiggin-By-The-Sea, this delightful terraced house offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space for guests or a home office.

The house boasts a warm and inviting atmosphere, enhanced by its traditional features and modern touches. The living areas are designed to provide a welcoming environment, perfect for both relaxation and entertaining. Natural light floods through the windows, creating a bright and airy feel throughout the home.

The kitchen is functional and well-equipped, making it a joy to prepare meals and gather with loved ones. Each bedroom offers a peaceful retreat, ensuring restful nights and rejuvenating mornings. The layout of the property maximises space, providing ample storage and room for personalisation.

Located in Newbiggin-By-The-Sea, residents can enjoy the benefits of coastal living, with beautiful beaches and scenic walks just a stone's throw away. The local community is friendly and vibrant, with a range of amenities including shops, schools, and recreational facilities within easy reach.

This terraced house in Rustic Terrace presents an excellent opportunity for those looking to settle in a picturesque seaside town. With its appealing features and prime location, it is a property not to be missed. Whether you are a first-time buyer or seeking a new family home, this residence offers the perfect setting for a fulfilling lifestyle.

GROUND FLOOR

ENTRANCE PORCH

LOUNGE

21'01" x 15'10" (6.43m x 4.83m)

A lovely light and very spacious lounge with a double glazed window, radiator, coving to the ceiling, large ornate fire surround with electric fire inset, double doors leading to :-



8 RUSTIC TERRACE NEWBIGGIN-BY-THE-SEA NORTHUMBERLAND NE64 6AU

DINING ROOM

12' x 8'06" (3.66m x 2.59m)

Double glazed window, radiator, open plan to the kitchen



KITCHEN AREA

17'06" x 7' (5.33m x 2.13m)

Double glazed window, extensive range of wall, base, drawer units, gas hob and electric built in oven, extractor hood above, one and half bowl sink with drainer and mixer tap, part tiled walls, wood laminate floor, double glazed door to the rear.



8 RUSTIC TERRACE NEWBIGGIN-BY-THE-SEA NORTHUMBERLAND NE64 6AU

FIRST FLOOR LANDING

18'09" x 4'04" (5.72m x 1.32m)

Large landing with double glazed window, radiator & storage cupboard.



8 RUSTIC TERRACE NEWBIGGIN-BY-THE-SEA NORTHUMBERLAND NE64 6AU

BATHROOM/W.C.

11'01" x 6'11" (3.38m x 2.11m)

Two double glazed windows, separate shower cubicle, corner bath, low level wc, wash hand basin, heated towel rail, upvc cladding to the ceiling with downlights, tiled walls and floor.



8 RUSTIC TERRACE NEWBIGGIN-BY-THE-SEA NORTHUMBERLAND NE64 6AU

BEDROOM ONE

11'03" x 9'02" (3.43m x 2.79m)

Double glazed window, large storage cupboard/wardrobe, radiator.



8 RUSTIC TERRACE NEWBIGGIN-BY-THE-SEA NORTHUMBERLAND NE64 6AU

BEDROOM TWO

14'02" x 6'08" (4.32m x 2.03m)

Double glazed window, radiator, double built in wardrobe.



8 RUSTIC TERRACE NEWBIGGIN-BY-THE-SEA NORTHUMBERLAND NE64 6AU

BEDROOM THREE

8'06" x 6'07" (2.59m x 2.01m)

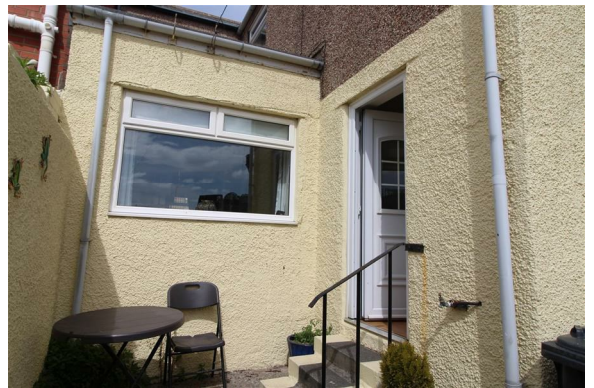
Double glazed window, radiator.



8 RUSTIC TERRACE NEWBIGGIN-BY-THE-SEA NORTHUMBERLAND NE64 6AU

EXTERNALLY

Small enclosed yard to the rear.



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.

8 RUSTIC TERRACE NEWBIGGIN-BY-THE-SEA NORTHUMBERLAND NE64 6AU

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 April 2025)

Flood Risk - River and Sea - low

Planning Permission - There are currently no planning permission for 8 Rustic Terrace, Newbiggin.

<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.

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.

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

VIEWING

BY APPOINTMENT WITH OUR ASHINGTON OFFICE (01670) 812145/ashington@rickard.uk.com. FILE NO: 6534A

MORTGAGE

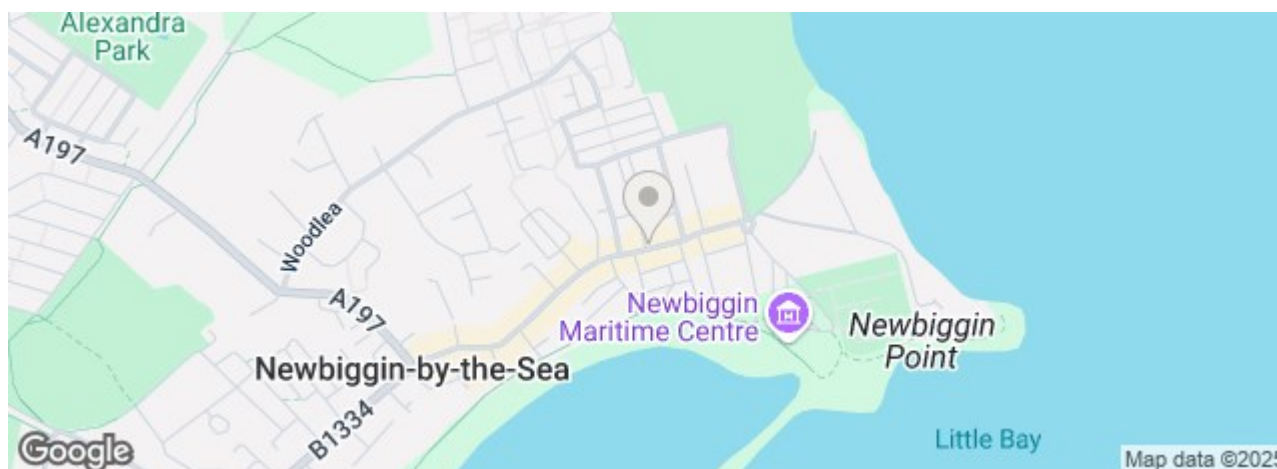
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		80
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		



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