

# RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

**32 MATFEN TERRACE NEWBIGGIN-BY-THE-SEA NORTHUMBERLAND NE64 6XU**



- THREE BEDROOMS
- NO ONWARD CHAIN
- EPC RATING C

- SPACIOUS MID TERRACE HOUSE
- WITHIN WALKING DISTANCE OF THE BEACH
- COUNCIL TAX BAND A

**Price £120,000**



# 32 MATFEN TERRACE NEWBIGGIN-BY-THE-SEA NORTHUMBERLAND NE64 6XU

Nestled in the charming area of Matfen Terrace, Newbiggin-By-The-Sea, this mid-terrace 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. The house boasts two inviting reception rooms.

One of the standout features of this home is its proximity to the sandy beach, which is just a short walk away. This makes it an excellent choice for those who enjoy coastal living and the outdoor lifestyle that comes with it. Whether you fancy a leisurely stroll along the shore or a day of fun in the sun, the beach is right at your doorstep.

The property also benefits from having no onward chain, allowing for a smooth and hassle-free purchase process. This is particularly advantageous for buyers looking to move in quickly and start enjoying their new home without delay.

In summary, this spacious mid-terrace house on Matfen Terrace is a wonderful opportunity for anyone looking to embrace the coastal lifestyle in Newbiggin-By-The-Sea. With its generous living space, convenient location, and the added benefit of no onward chain, this property is not to be missed.

## GROUND FLOOR

### ENTRANCE LOBBY

Entered via a double glazed door.



### HALL

Radiator.



## 32 MATFEN TERRACE NEWBIGGIN-BY-THE-SEA NORTHUMBERLAND NE64 6XU

### LOUNGE

14'3 x 11'3 (4.34m x 3.43m)

Double glazed window, radiator, tiled fire place.



### DINING ROOM

11'8 x 13'10 (3.56m x 4.22m)

Double glazed window, radiator, laminate flooring, sliding doors to the sun room



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## SUN ROOM



## KITCHEN

10'2 x 8' (3.10m x 2.44m)

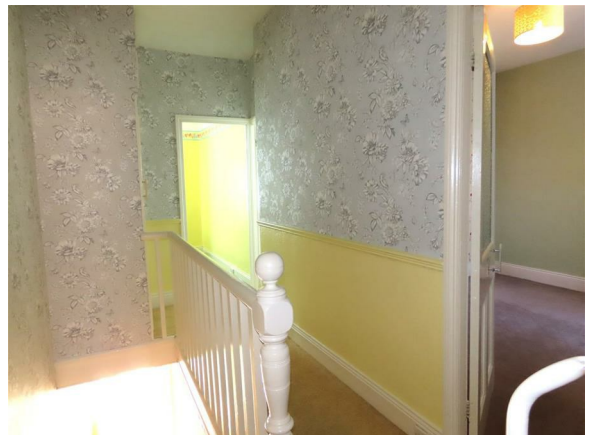
Double glazed window, range of wall and base units, storage cupboard, combi boiler, laminate flooring.



## FIRST FLOOR LANDING

### LANDING

Storage cupboard.





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## BEDROOM ONE

10'1 x 11'11 (3.07m x 3.63m)

Double glazed window, radiator, fitted wardrobes and dressing table.



## BEDROOM TWO

11'2 x 10'2 (3.40m x 3.10m)

Double glazed window, radiator.



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## BEDROOM THREE

9'7 x 6'7 (2.92m x 2.01m)

Double glazed window, radiator.



## BATHROOM

9'11 x 7'2 (3.02m x 2.18m)

Corner bath with shower tap, low level wc, wash hand basin, shower cubicle, two double glazed windows, radiator, laminate flooring, tiled walls.



## EXTERNALLY

### FRONT

Town garden to the front with gated access to the street.



### REAR

Enclosed yard with out houses.



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## 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.

## VIEWING

BY APPOINTMENT WITH OUR ASHINGTON OFFICE (01670) 812145/ashington@rickard.uk.com. FILE NO 6538A

## MORTGAGE

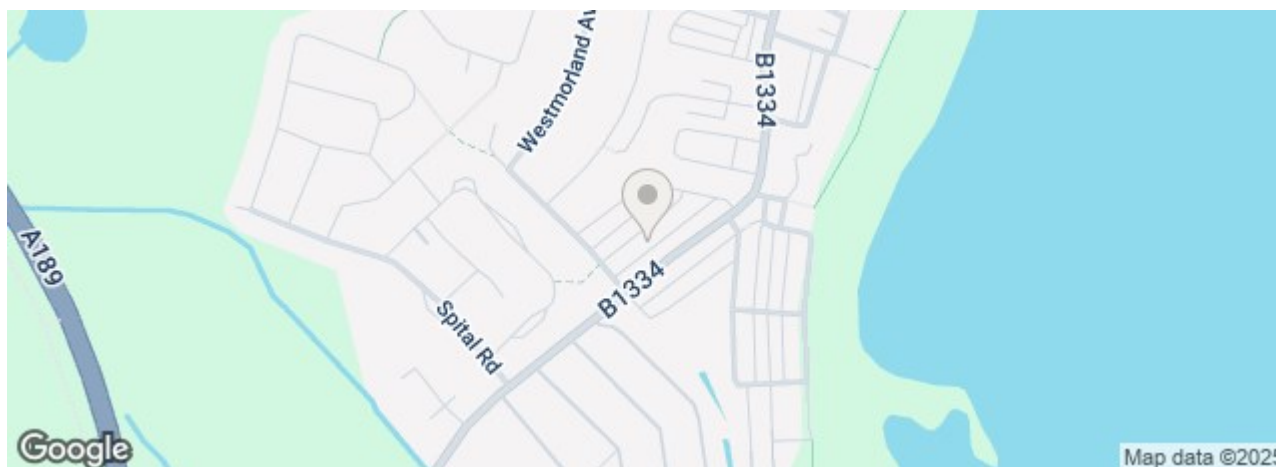
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## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>	<b>72</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		



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