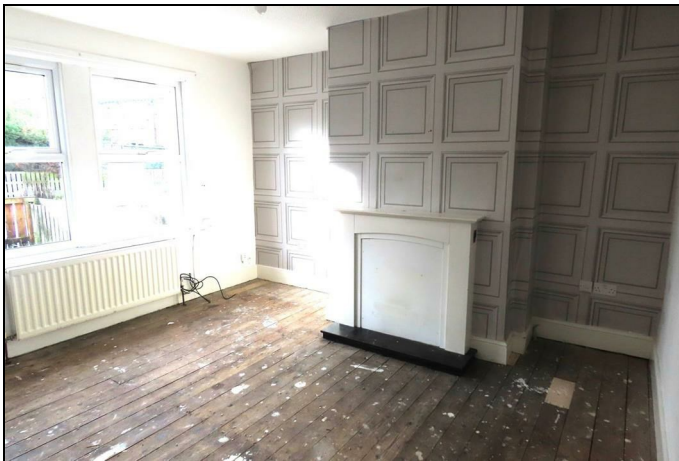


RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

12 OAKLAND TERRACE LYNEMOUTH NORTHUMBERLAND NE61 5YG



- TWO BEDROOMS
- NO ONWARD CHAIN
- COUNCIL TAX BAND A
- FREEHOLD

- MID TERRACE HOUSE
- EPC RATING D
- GAS, ELECTRIC, WATER, DRAINAGE AND SEWERAGE

Price £70,000

12 OAKLAND TERRACE LYNEMOUTH NORTHUMBERLAND NE61 5YG

Situated on Oakland Terrace, Lynemouth, this terraced house presents an excellent opportunity for both first-time buyers and those seeking an investment. Spanning an impressive 689 square feet, the property boasts a spacious lounge.

The house features two well-proportioned bedrooms, providing ample space for rest and personalisation. The bathroom is conveniently located. One of the standout features of this property is the large rear garden, which offers a wonderful outdoor space.

With no onward chain, this home is ready for you to move in without delay, allowing for a smooth transition into your new abode. The location in Lynemouth is ideal and accessibility to local amenities.

GROUND FLOOR

ENTRANCE

Entered via a double glazed door.



LOUNGE

12'11 x 13' (3.94m x 3.96m)

Two double glazed windows, radiator.



12 OAKLAND TERRACE LYNEMOUTH NORTHUMBERLAND NE61 5YG

KITCHEN

7'4 x 12'11 (2.24m x 3.94m)

Double glazed window, radiator, range of wall, base and drawer units with work tops.



SIDE LOBBY

Storage cupboard.

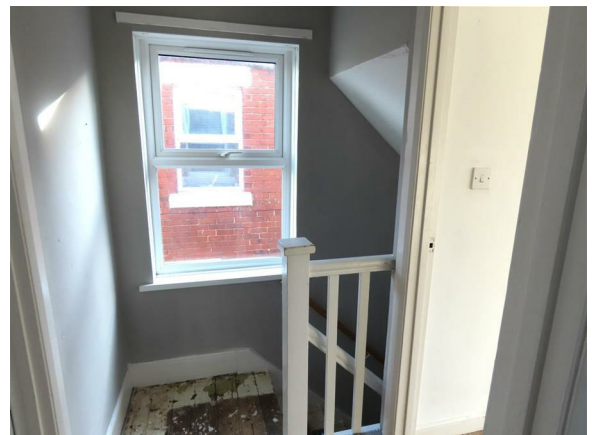
WC/CLOAKS

Low level wc.



FIRST FLOOR LANDING

Double glazed window, access to the loft.



12 OAKLAND TERRACE LYNEMOUTH NORTHUMBERLAND NE61 5YG

BEDROOM ONE

11' x 13' (3.35m x 3.96m)

Two double glazed windows, radiator, storage cupboard.



BEDROOM TWO

10'2 x 9'6 (3.10m x 2.90m)

Double glazed window, radiator.



BATHROOM

Bath with shower over, low level wc, wash hand basin, radiator, tiled splash back.



EXTERNALLY

12 OAKLAND TERRACE LYNEMOUTH NORTHUMBERLAND NE61 5YG

FRONT

Garden to the front.



REAR

Large garden to the rear.



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.

McKenzie Financial Services Ltd will Pay Rickard 1936 Ltd a referral fee on completion of any mortgage application

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.

12 OAKLAND TERRACE LYNEMOUTH NORTHUMBERLAND NE61 5YG

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.

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 Nov 2025)

Flood Risk - River and Sea - Low Risk

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. FILE NO: 6608A

MORTGAGE

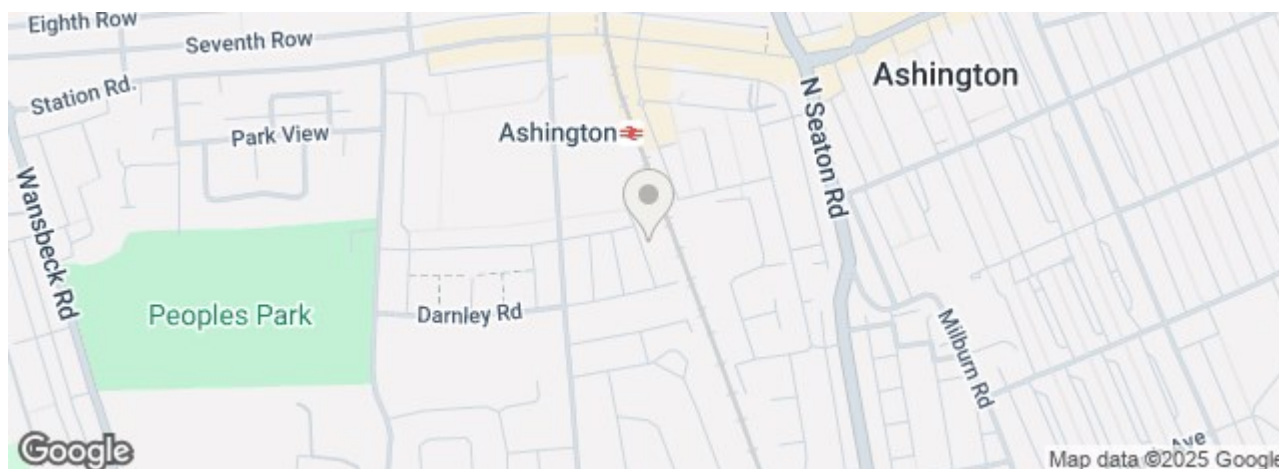
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	67	
(55-68) D		
(39-54) E		
(21-38) F		



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