

# RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

58 WESTMORLAND AVENUE NEWBIGGIN-BY-THE-SEA NE64 6RN



- THREE BEDROOMS
- WITHIN WALKING DISTANCE TO THE BEACH
- EPC RATING C
- GAS, ELECTRIC, WATER, DRAINAGE AND SEWERAGE
- SEMI DETACHED HOUSE
- SET ON A SPACIOUS PLOT
- COUNCIL TAX BAND A
- FREEHOLD

**Price £145,000**

# 58 WESTMORLAND AVENUE NEWBIGGIN-BY-THE-SEA NE64 6RN

Nestled on Westmorland Avenue in the charming coastal town of Newbiggin-By-The-Sea, this delightful semi-detached 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 inviting reception room provides a warm and welcoming atmosphere, perfect for relaxation or entertaining guests.

One of the standout features of this home is the larger size garden, which offers ample outdoor space for gardening, play, or simply enjoying the fresh sea air. Additionally, the property boasts a lovely orangery, a wonderful spot to bask in natural light while enjoying views of the garden.

Situated within walking distance to the beach, residents can easily take advantage of the stunning coastal scenery and the many leisure activities available. The larger style plot enhances the sense of space and privacy, making this property a true gem in the area.

This home is not just a place to live; it is a lifestyle choice, offering the perfect setting for both relaxation and recreation. With its appealing features and prime location, this property is sure to attract interest from those looking to embrace the coastal living experience. Don't miss the opportunity to make this charming house your new home.

## GROUND FLOOR

### PORCH

Entered via a double glazed door.



### KITCHEN

12'9 x 7'11 (3.89m x 2.41m)

Double glazed window, range of wall, base and drawer units with complimenting worktops, Radiator, tiled splash back, sink with drainer and mixer tap, space for fridge freezer, tiled floor, plumbed for washing machine.



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## BATHROOM

6'11 x 8' (2.11m x 2.44m)

Double glazed window, heated towel rail, bath, low level wc, wash hand basin, tiled splash back.



## LOUNGE

15' x 15'9 (4.57m x 4.80m)

Radiator, storage cupboard, fire surround with an electric pebble effect fire, double glazed French doors leading to;



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## ORANGERY

8'10 x 15'4 (2.69m x 4.67m)

Double glazed windows, laminate flooring, radiator, two Velux style windows, Double glazed French doors leading to the garden.



## FIRST FLOOR LANDING

Access to a fully boarded loft with a Velux style window.

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## MASTER BEDROOM

14'10 x 12' (4.52m x 3.66m)

Double glazed window, radiator, picture rail.



## EN-SUITE SHOWER ROOM

Shower cubicle, low level wc, wash hand basin.



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## BEDROOM TWO

10'1 x 10'8 (3.07m x 3.25m)  
Double glazed window, radiator.



## BEDROOM THREE

7'11 x 8'6 (2.41m x 2.59m)  
Double glazed window, radiator.



## EXTERNALLY

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## FRONT

Garden and drive to the front, front garden laid to lawn,



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## REAR GARDEN

Mainly laid to lawn, paved patio area outside tap, double outside socket.



## 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.

## 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.

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

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## 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

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: 6612A

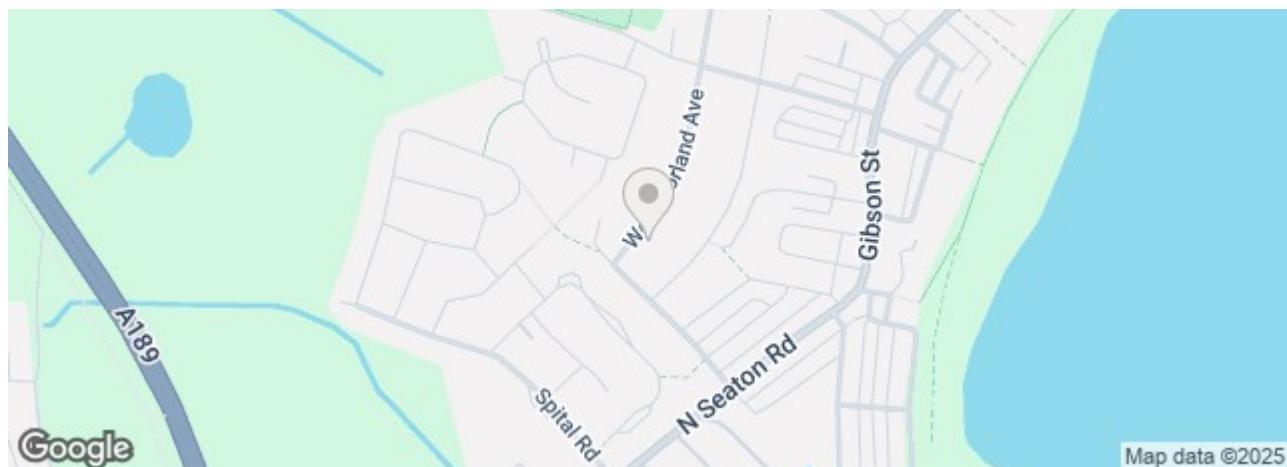
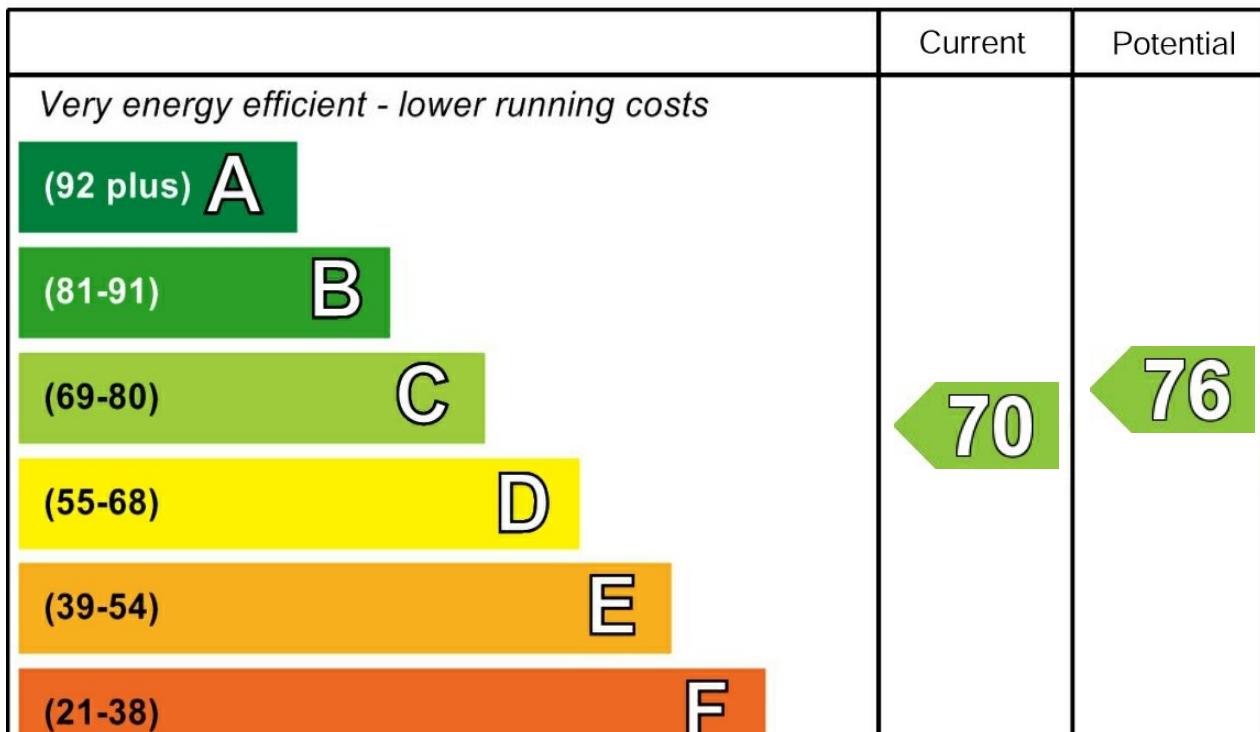
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## Energy Efficiency Rating



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