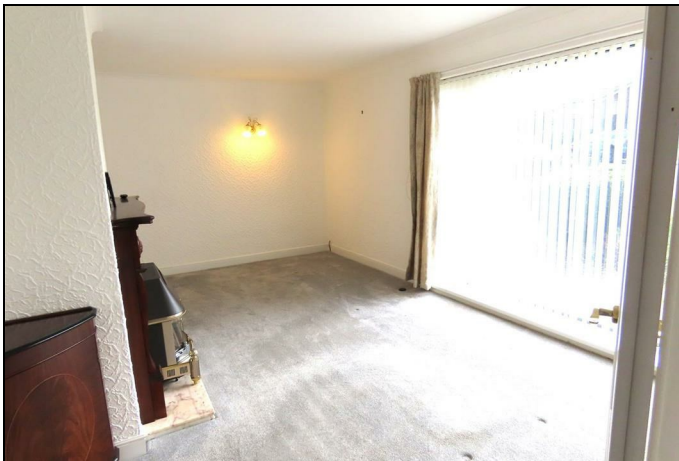


33 HILLCREST NORTH SEATON ASHINGTON ASHINGTON NE63 9SH



- THREE BEDROOMS
- FREEHOLD PROPERTY
- EPC RATING TBC
- NO ONWARD CHAIN

- DETACHED HOUSE
- COUNCIL TAX BAND C
- MAINS GCH/ELECTRIC/WATER,DRAINAGE & SEWERAGE
- SUBJECT TO PROBATE

Price £180,000

33 HILLCREST NORTH SEATON ASHINGTON ASHINGTON NE63 9SH

Nestled in the sought-after residential area of Hillcrest, Ashington, this link-detached house presents an excellent opportunity for those seeking a delightful family home. With three bedrooms, the property offers ample space for family living and personalisation.

Conveniently located near the A189a, residents will benefit from easy access to local amenities and transport links, making commuting and daily errands a breeze. The property is being sold with no onward chain. However, please note that the sale is subject to probate.

This home is brimming with potential and is ready to be transformed into a warm and inviting space for families to create lasting memories. Whether you are a first-time buyer or looking to relocate, this property in Hillcrest is not to be missed. Embrace the opportunity to make this lovely house your new family home.

GROUND FLOOR

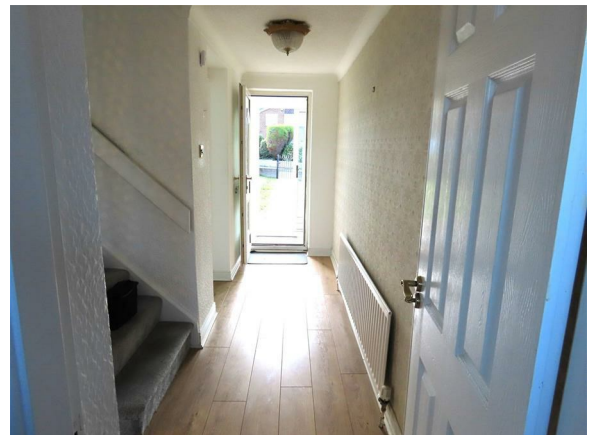
PORCH

Entered via a sliding door.



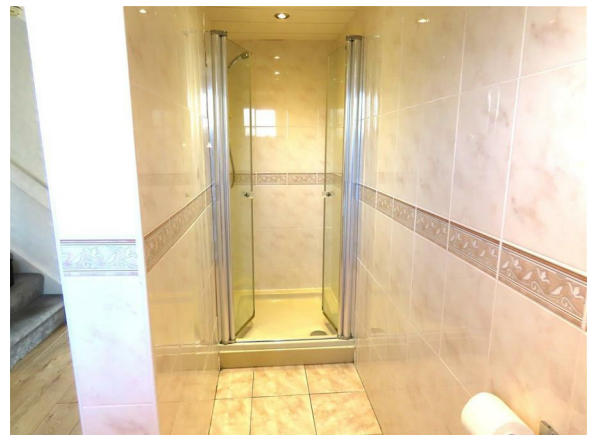
HALLWAY

Double glazed door, radiator, laminate flooring.



SHOWER ROOM

Shower cubicle, low level wc, bidet, wash hand basin, tiled walls and tiled floor, heated towel rail, upvc cladding to the ceiling with downlights.



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LOUNGE

12' x 17'10 (3.66m x 5.44m)

Light and spacious lounge with a larger style double glazed window, radiator, coving, fire surround with a living flame fire.



BREAKFAST ROOM

9'8 x 11'2 (2.95m x 3.40m)

Double glazed bay window, radiator, storage cupboard.



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KITCHEN

8'5 x 11' (2.57m x 3.35m)

Double glazed window, range of wall, drawer and base units with work tops, one and half bowl sink with drainer and mixer tap, gas hob, double oven.



UTILITY ROOM

8'11 x 6'11 (2.72m x 2.11m)

Double glazed window, plumbed for washing machine, upvc cladding to the walls and ceiling, door to the garage and door to the rear garden.



FIRST FLOOR LANDING

Access to the loft.

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BEDROOM ONE

12'2 x 11' (3.71m x 3.35m)

Double glazed window, radiator, wardrobes.



BEDROOM TWO

12'1 x 8'3 (3.68m x 2.51m)

Double glazed window, radiator, storage cupboard.



BEDROOM THREE

11'8 x 6'7 (3.56m x 2.01m)

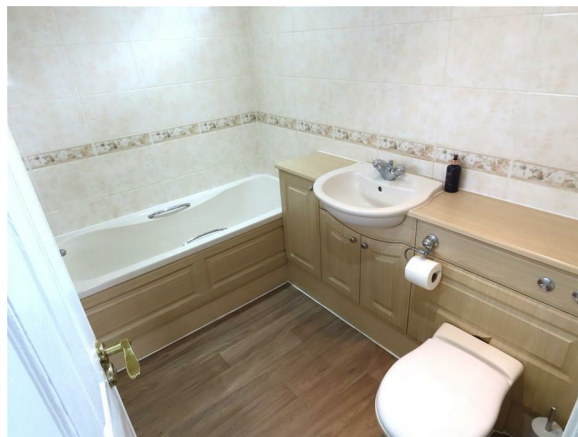
Double glazed window, radiator.

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BATHROOM

8'1 x 5'5 (2.46m x 1.65m)

Double glazed window, bath, wash hand basin and wc set in a vanity unit, radiator, upvc cladding to the walls and ceiling with downlights.



EXTERNALLY

FRONT

Tandem style drive providing off street parking, garden.



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TANDEM STYLE DRIVE/GARAGE

Paved drive, single garage with up and over door power and lighting.



REAR

Enclosed rear garden which is laid to lawn with paved area, side path leading to the front.



33 HILLCREST NORTH SEATON ASHINGTON ASHINGTON NE63 9SH

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 August 2026)

Flood Risk - River and Sea - Low Risk

Planning Permission - There are currently no planning permission for 33 Hillcrest

<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.

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.

McKenzie Financial Services Ltd 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: 6681A

MORTGAGE
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.

Energy Efficiency Rating

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

