

RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

43 HILLCREST NORTH SEATON ASHINGTON NORTHUMBERLAND NE63 9SH



- FOUR BEDROOMS
- PRIVATE MATURE GARDENS
- COUNCIL TAX BAND C
- FREEHOLD PROPERTY

- SEMI DETACHED FAMILY HOME
- EPC RATING C
- MAINS GCH/ELECTRIC/WATER,DRAINAGE & SEWERAGE
- MUST BE VIEWED!

Offers Over £245,000

43 HILLCREST NORTH SEATON ASHINGTON NORTHUMBERLAND NE63 9SH

Nestled in the charming area of Hillcrest, North Seaton, Ashington, this delightful semi detached house presents an exceptional opportunity for families seeking a spacious and inviting home. Boasting four generously sized bedrooms, this property is perfect for those who value comfort and space.

Upon entering, you will find two well-appointed reception rooms that offer versatile living options, whether for entertaining guests or enjoying quiet family evenings. The layout is designed to provide a warm and welcoming atmosphere, making it an ideal setting for creating lasting memories.

The property features a well-maintained bathroom, ensuring convenience for all family members. Additionally, the large, mature garden is a standout feature, providing a private outdoor sanctuary where children can play and adults can unwind amidst nature. This expansive garden is perfect for summer barbecues or simply enjoying a peaceful afternoon in the sun, additionally there is an artc cabin with a centralised BBQ and log burner providing cosy evenings in.

Parking is a breeze with space available for two vehicles, adding to the practicality of this lovely home. Situated in a popular residential location, this property is close to local amenities, schools, and parks, making it an excellent choice for families.

This spacious family home is truly a must-see, offering a perfect blend of comfort, style, and convenience. Don't miss the chance to make this wonderful property your own.

GROUND FLOOR

PORCH

Entered via a double glazed door, double glazed window.



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LOUNGE

11'2 x 22'8 (3.40m x 6.91m)

Entered via an oak internal door, larger style double glazed window, two radiators, laminate flooring, chunky wood mantel, double oak internal doors leading to;



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SECOND RECEPTION ROOM

10'3 x 11'11 (3.12m x 3.63m)

Double glazed window, radiator, double glazed French doors leading to the garden.



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KITCHEN DINER

Two double glazed windows, radiator, great range of wall, drawer and base units with complimenting work tops and matching upstands, oven, hob with a modern glass splash back and extractor hood, Belfast style ceramic sink with a mixer tap, oak internal door leading to;



DINING AREA



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UTILITY ROOM

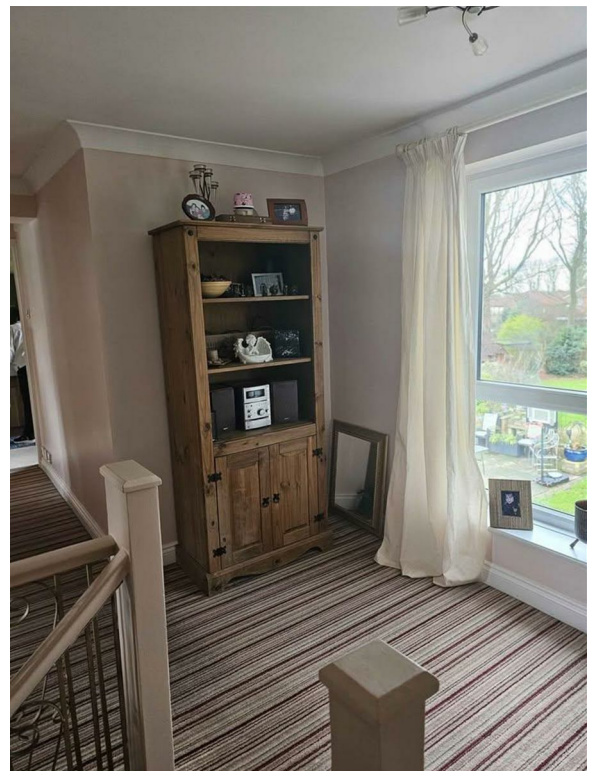
9' x 6'1 (2.74m x 1.85m)

Double glazed window, radiator, laminate flooring, plumbed for washing machine, Baxi combi boiler. Exit to rear garden via composite door.



FIRST FLOOR LANDING

A lovely light and spacious area with a large double glazed window looking over to the garden.



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MASTER BEDROOM

10'11 x 11'7 (3.33m x 3.53m)

Double glazed window, radiator, fitted mirrored wardrobes, laminate flooring, picture rail.



BEDROOM TWO

11'2 x 8'6 (3.40m x 2.59m)

Double glazed window, radiator, access to the loft, laminate flooring.



BEDROOM THREE

10'8 x 8'4 (3.25m x 2.54m)

Double glazed window, radiator, fitted mirrored wardrobes,.



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BEDROOM FOUR

8'10 x 7'10 (2.69m x 2.39m)

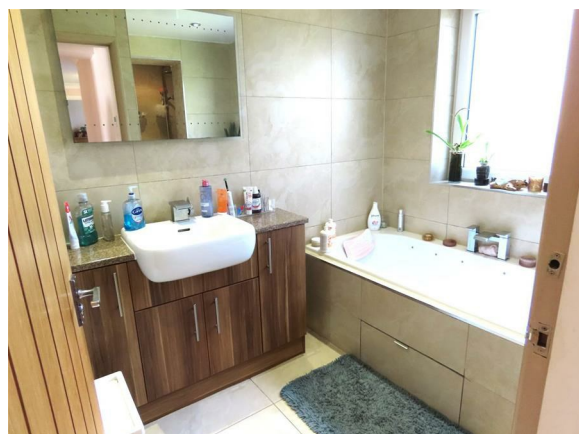
Double glazed window, radiator.



FAMILY BATHROOM

7'1 x 9'11 narrowing to 5'8 (2.16m x 3.02m narrowing to 1.73m)

Double glazed window, heated towel rail, tiled walls and floor, Jacuzzi style bath, wash hand basin set in a vanity unit with under storage, low level wc, walk in wet room, with a waterfall shower and an additional hand held attachment, upvc cladding to the ceiling with downlights.



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ADDITIONAL IMAGE



EXTERNALLY



FRONT

Double drive to the front providing off street parking for a two cars.

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GARAGE

16'5 x 8'8 (5.00m x 2.64m)

With an electric roller door, power and lighting.



REAR GARDEN

Attractive, mature garden with shrubs, borders, lawned area, paved patio area.



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ADDITIONAL GARDEN IMAGE



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ARCTIC CABIN

With a centralised BBQ /log burner, seating around, electric power point.



SIDE

Mature side garden with garden shed and large greenhouse.



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.



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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 March 2026)

Flood Risk - River and Sea - Low Risk

Planning Permission - There are currently planning permission for 43 Hillcrest,

[https://publicaccess.northumberland.gov.uk/online-applications/applicationDetails.do?](https://publicaccess.northumberland.gov.uk/online-applications/applicationDetails.do?keyVal=9700181FUL&activeTab=summary)

[keyVal=9700181FUL&activeTab=summary](https://publicaccess.northumberland.gov.uk/online-applications/applicationDetails.do?keyVal=9700181FUL&activeTab=summary)

<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.

VIEWING

BY APPOINTMENT WITH OUR ASHINGTON OFFICE (01670) 812145/ashington@rickard.uk.com. FILE NO: 6631A

MORTGAGE

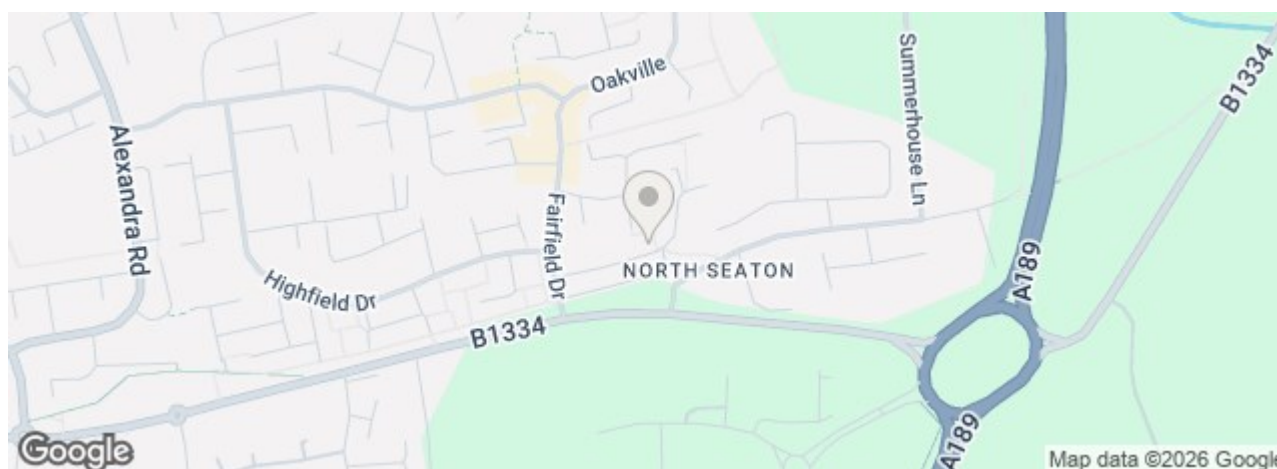
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	77
(55-68) D		
(39-54) E		
(21-38) F		



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