

RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

26 WOODLEA NEWBIGGIN-BY-THE-SEA NE64 6HQ



- THREE BEDROOMS
- EPC RATING C
- FREEHOLD PROPERTY

- POPULAR RESIDENTIAL LOCATION
- COUNCIL TAX BAND A
- MAINS GCH/ELECTRIC/WATER, DRAINAGE & SEWERAGE

Offers Over £150,000

26 WOODLEA NEWBIGGIN-BY-THE-SEA NE64 6HQ

Nestled on Woodlea, Newbiggin-By-The-Sea, this semi-detached house offers three bedrooms and is ideal for families or use as a holiday home.

One of the standout features of this home is its enviable location, a stroll from the beautiful beach, allowing residents to enjoy the coastal views and the refreshing sea breeze. The surrounding area is a popular residential location.

In addition to its proximity to the beach, the property is conveniently situated near local amenities, ensuring that everyday necessities are easily accessible.

This semi-detached house presents an excellent opportunity for those looking to settle in a coastal town. With its appealing location and ample living space, this property is sure to attract interest from a variety of buyers. Don't miss the chance to make this lovely house your own.

GROUND FLOOR

ENTRANCE HALL

Entered via a double glazed door, radiator.

KITCHEN

Wall and base units with work tops, one and half bowl sink with drainer and mixer tap, plumbed for washing machine, two double glazed windows.



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LOUNGE/DINER

10'7 x 19'2 (3.23m x 5.84m)

Double glazed window, two radiators, fire surround.



LANDING

Double glazed window, access to the loft.

BEDROOM ONE

10'3 x 12'7 (3.12m x 3.84m)

Double glazed window, radiator, storage cupboard.



BEDROOM TWO

12'6 x 8'9 (3.81m x 2.67m)

Double glazed window, radiator.



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BEDROOM THREE

10'4 x 8'4 narrowing to 4'9 (3.15m x 2.54m narrowing to 1.45m)

Double glazed window, radiator

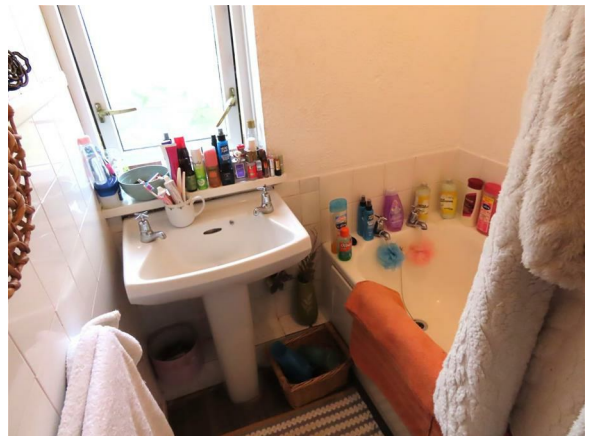
WC

Low level wc, double glazed window.



BATHROOM

Double glazed window, radiator, wash hand basin, bath, tiled splash back.



EXTERNALLY



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FRONT

Enclosed garden to the front which is laid to lawn with borders.



REAR

Enclosed 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.

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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 Super fast broadband. (Ofcom Broadband checker September 2026)

Flood Risk - River and Sea - Low Risk

Planning Permission - There are currently no planning permission for this property

<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.

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: 6690A

MORTGAGE

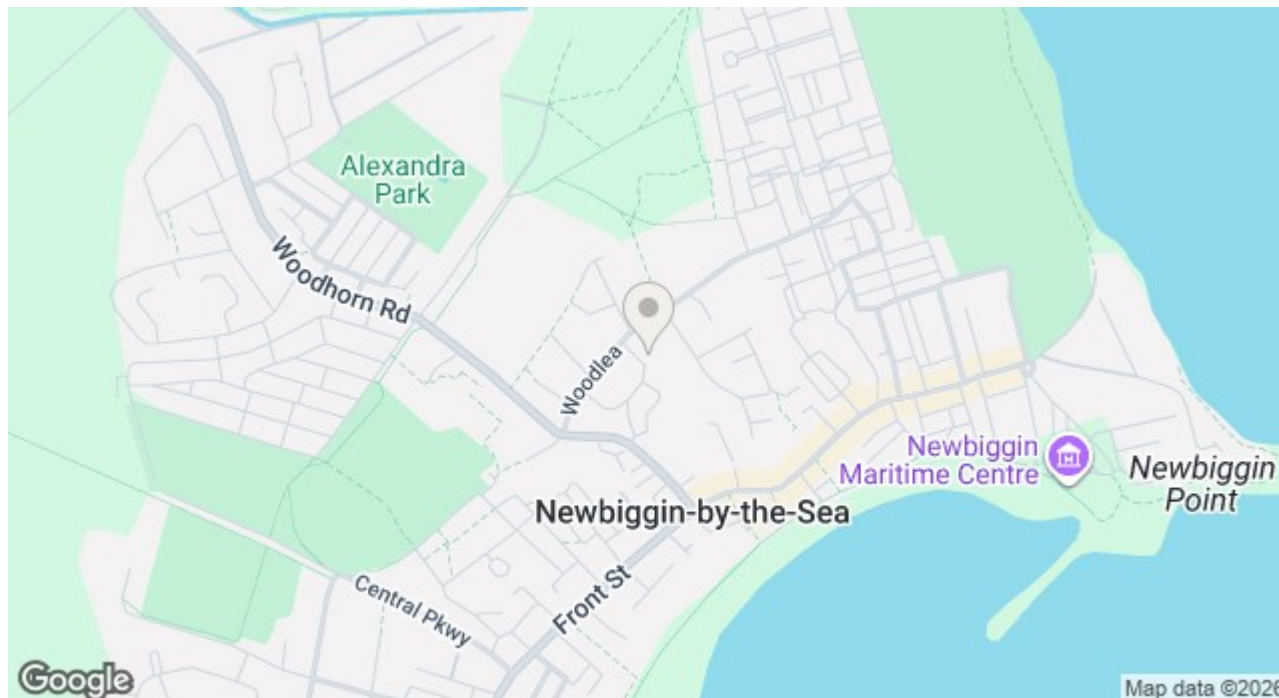
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	77
(55-68) D		
(39-54) E		
(21-38) F		



www.rickard.uk.com

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Regulated by RICS

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