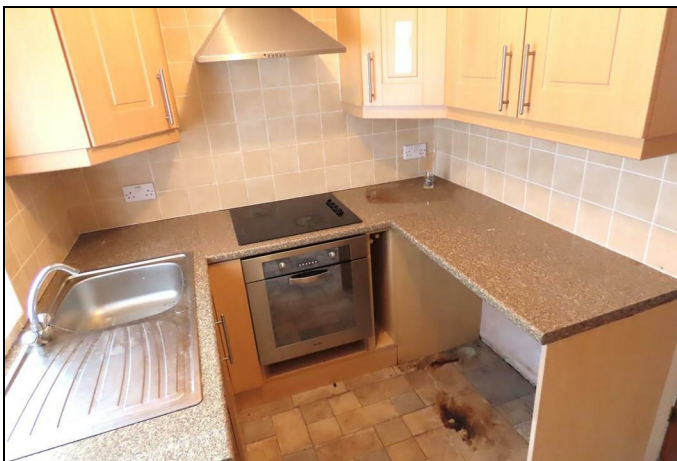


# RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

**4 LYNDHURST ROAD NORTH SEATON ASHINGTON NORTHUMBERLAND  
NE63 9SS**



- TWO BEDROOMS
- EPC RATING C
- LEASEHOLD PROPERTY
- CASH BUYERS ONLY

- GROUND FLOOR FLAT
- COUNCIL TAX BAND A
- MAINS GCH/ELECTRIC/WATER,DRAINAGE & SEWERAGE
- NO ONWARD CHAIN

**Price £65,000**

# 4 LYNDHURST ROAD NORTH SEATON ASHINGTON NORTHUMBERLAND NE63 9SS

Welcome to this ground floor flat located on Lyndhurst Road in the popular area of North Seaton, Ashington. With two well-proportioned bedrooms. Cash buyers only due to the short lease.

One of the standout features of this property is the availability of parking for one vehicle, a valuable asset in this popular residential location. The flat is offered with no onward chain, allowing for a smooth purchasing process.

Situated in a sought-after area, this flat benefits from an easy commute to the A189, making it an excellent choice for those who travel for work or leisure and local amenities, providing everything you need within easy reach.

## GROUND FLOOR

### LOBBY

Entered via a double glazed door, radiator.



### LOUNGE

10'9 x 14'10 (3.28m x 4.52m)

Double glazed window, radiator, coving.



# 4 LYNDHURST ROAD NORTH SEATON ASHINGTON NORTHUMBERLAND NE63 9SS

## KITCHEN

7'2 x 8'9 (2.18m x 2.67m)

Double glazed window, radiator, range of wall, base and drawer units with work tops, oven, hob with an extractor hood above, sink with drainer and mixer tap, tiled flooring, double glazed door to the rear garden.



## INNER LOBBY



# 4 LYNDHURST ROAD NORTH SEATON ASHINGTON NORTHUMBERLAND NE63 9SS

## BEDROOM ONE

11'11 x 8'10 (3.63m x 2.69m)

Double glazed window, radiator, two storage cupboards.



## BEDROOM TWO

9'6 x 9'8 (2.90m x 2.95m)

Double glazed window, radiator, two storage cupboards one housing the combi boiler.



# 4 LYNDHURST ROAD NORTH SEATON ASHINGTON NORTHUMBERLAND NE63 9SS

## SHOWER ROOM

5'4 x 7'5 (1.63m x 2.26m)

Double glazed window, shower cubicle, low level wc, wash hand basin set in a vanity display unit, heated towel rail, tiled walls and floor.



## EXTERNALLY



## REAR

Garden and garage to the rear.



## TENURE:

WE UNDERSTAND THE PROPERTY IS LEASEHOLD. HOWEVER, WE ARE NOT QUALIFIED TO VERIFY THE TENURE ON ANY PROPERTY AND YOUR SOLICITOR SHOULD BE CONSULTED REGARDING THIS.

# 4 LYNDHURST ROAD NORTH SEATON ASHINGTON NORTHUMBERLAND NE63 9SS

## **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

## **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 no planning permission for 4 Lyndhurst road

<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: 6639A

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**MORTGAGE**

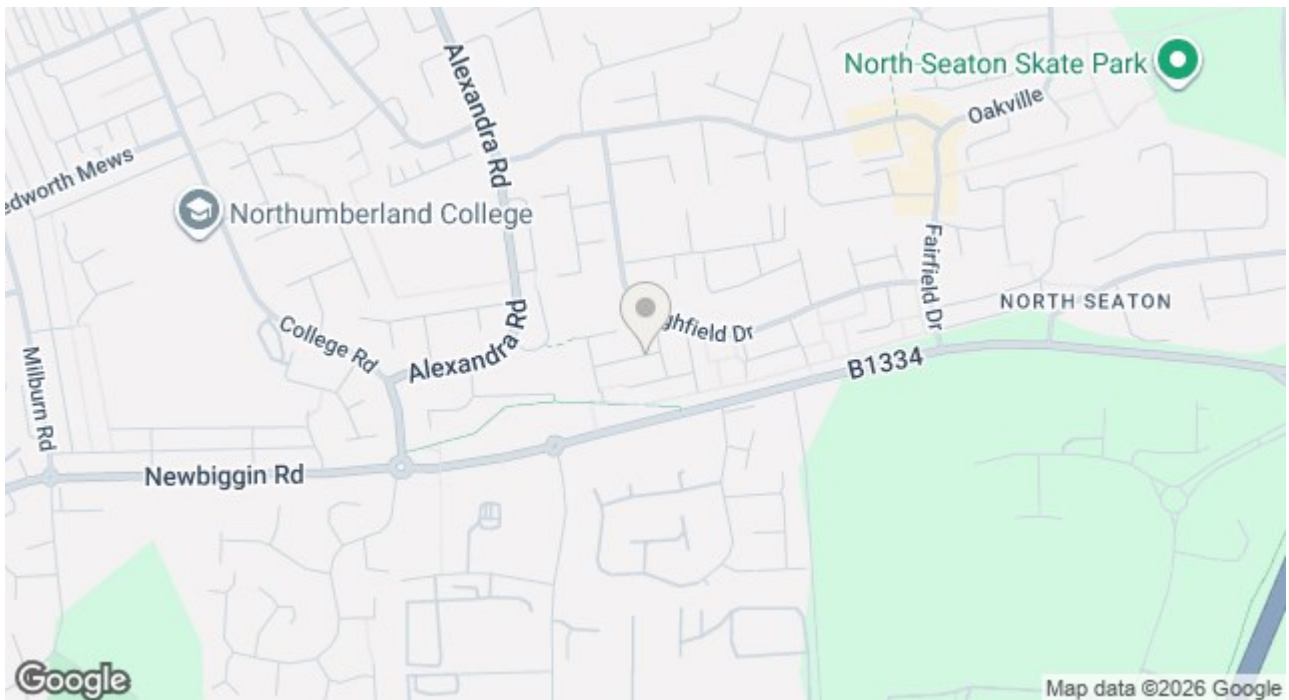
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# Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>71</b>	<b>75</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		



[www.rickard.uk.com](http://www.rickard.uk.com)

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