

RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

7 LONG PARK NEWBIGGIN-BY-THE-SEA NE64 6PW



- TWO BEDROOMS
- WITHIN WALKING DISTANCE TO THE BEACH
- COUNCIL TAX BAND A

- END TERRACE HOUSE
- TWO RECEPTION ROOMS
- EPC RATING C

Offers Over £95,000

7 LONG PARK NEWBIGGIN-BY-THE-SEA NE64 6PW

Nestled in Long Park, Newbiggin-By-The-Sea, this delightful end terrace house presents an excellent opportunity for both first-time buyers and savvy investors. With two reception rooms, this property offers ample space for relaxation and entertaining. The two bedrooms provide a comfortable retreat, while the bathroom is conveniently located to serve the household.

One of the standout features of this home is its enviable location, just a short stroll from the beautiful beach, allowing you to enjoy the coastal lifestyle at your leisure. The property is also free from any onward chain, making the purchasing process straightforward and hassle-free.

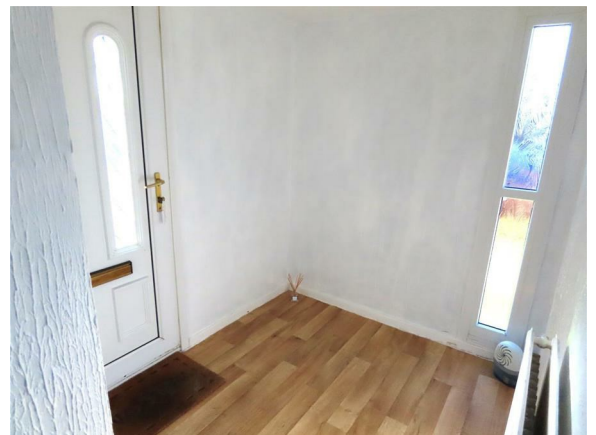
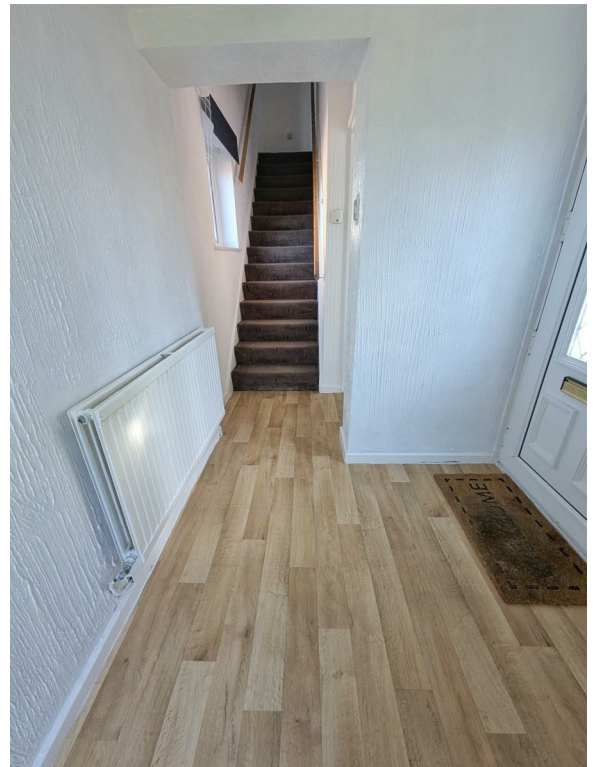
This end terrace house is ideally situated, providing easy access to local amenities and transport links, ensuring that everything you need is within reach. Whether you are looking to make this your first home or seeking a promising investment opportunity, this property is sure to meet your needs. Don't miss the chance to own a piece of this lovely seaside community.

GROUND FLOOR

HALLWAY

5'11 x 7'2 (1.80m x 2.18m)

Entered via a double glazed door, radiator, double glazed window.



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LOUNGE

11'9 x 12'5 (3.58m x 3.78m)

Double glazed window, radiator, fire surround, laminate flooring.



DINING ROOM

8'11 x 8' (2.72m x 2.44m)

Double glazed window, radiator, laminate flooring, walk in storage cupboard.



BREAKFASTING KITCHEN

7'7 x 14'6 (2.31m x 4.42m)

Laminate flooring, radiator, wall, base and drawer units with work tops, modern tiled splash back, double glazed window, double glazed door leading to the rear.



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ADDITIONAL BREAKFASTING KITCHEN IMAGE



FIRST FLOOR LANDING

Stairs up to all rooms, double glazed window.

BEDROOM ONE

12'5 x 11'10 (3.78m x 3.61m)

Double glazed window, radiator, storage cupboard.



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BEDROOM TWO

9'2 x 8'1 (2.79m x 2.46m)

Double glazed window, radiator.



BATHROOM

Bath with shower over, low level wc, wash hand basin set in a vanity unit, upvc cladding to the walls, radiator.



EXTERNALLY

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FRONT

garden to the front with gated access to the open plan grassed areas.



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REAR

Enclosed court yard to the rear with an outhouse ideal for storage, gravelling to the side elevation.



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.

Oracle Financial Planning Limited 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.

VIEWING

BY APPOINTMENT WITH OUR ASHINGTON OFFICE (01670) 812145/ashington@rickard.uk.com. FILE NO: 6523A



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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		



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