

# RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

57 NEWBIGGIN ROAD ASHINGTON NE63 0TB



- INTERNALLY MODERN WITH A LOG BURNER
- TWO DOUBLE BEDROOMS
- COUNCIL TAX BAND A
- FREEHOLD PROPERTY

- SPACIOUS FAMILY HOME
- MID TERRACE HOUSE
- EPC RATING C
- GAS, ELECTRIC, WATER, DRAINAGE AND SEWERAGE

**Offers Over £145,000**

## 57 NEWBIGGIN ROAD ASHINGTON NE63 0TB

Situated on Newbiggin Road in Ashington, this charming home offers a delightful blend of comfort and style. Built in 1910, the property has been tastefully decorated throughout, creating a warm and inviting atmosphere that is sure to appeal to a variety of buyers.

This spacious mid-terrace home features two generously sized double bedrooms, perfect for accommodating family or guests. The two reception rooms provide ample space for relaxation and entertainment, making it an ideal setting for both quiet evenings and lively gatherings.

One of the standout features of this property is the log burning stove, which adds a touch of rustic charm and warmth during the colder months. The thoughtfully designed layout ensures that every corner of the home is utilised effectively, providing a comfortable living experience.

The location is another significant advantage, as it is ideally situated to offer easy access to local amenities and transport links, making daily life convenient and enjoyable.

In summary, this home on Newbiggin Road is a unique opportunity for those seeking a well-appointed residence in a desirable area. With its spacious interiors, tasteful décor, and inviting features, it is a property that truly deserves a closer look.

### GROUND FLOOR

#### LOBBY

Entered via a double glazed door, oak internal door.



#### HALLWAY

Radiator.





## 57 NEWBIGGIN ROAD ASHINGTON NE63 0TB

### LOUNGE

13'10 x 12' (4.22m x 3.66m)

Double glazed bay window, radiator, cornicing, laminate flooring, log burning stove set on a tiled hearth with feature bricks behind and a chunky mantle, oak internal door.



### DINING ROOM

13'10 x 11'11 (4.22m x 3.63m)

two storage cupboards with oak doors, coving, laminate flooring, double glazed French doors leading to the rear court yard.



## 57 NEWBIGGIN ROAD ASHINGTON NE63 0TB

### KITCHEN

Range of modern wall, base and drawer units with complimenting work tops, built in oven, hob with extractor hood above, sink with drainer and mixer tap, tiled splash back, ceramic tiles with under floor heating, oak internal door.



### BATHROOM

Tiled flooring and walls, shower bath with a waterfall shower head attachment, shower screen, low level wc, wash hand basin, traditional style radiator, double glazed window, upvc cladding to the ceiling with downlights, oak internal door.



## 57 NEWBIGGIN ROAD ASHINGTON NE63 0TB

### FIRST FLOOR LANDING

Double glazed window, storage cupboard with an oak internal door.





## 57 NEWBIGGIN ROAD ASHINGTON NE63 0TB

### MASTER BEDROOM

17'2 x 12'3 (5.23m x 3.73m)

Double glazed window, radiator, excellent range of fitted wardrobes, drawer, dressing table area and over bed storage, oak internal door.



## 57 NEWBIGGIN ROAD ASHINGTON NE63 0TB

### BEDROOM TWO

12'2 x 10'11 (3.71m x 3.33m)

Double glazed window, radiator, fitted wardrobe, oak internal door.



### WC

Low level wc, wash hand basin set in a vanity unit, tiled floor, tiled walls.



### EXTERNALLY

## 57 NEWBIGGIN ROAD ASHINGTON NE63 0TB

### FRONT

Town garden to the front with gated access to the street.





# 57 NEWBIGGIN ROAD ASHINGTON NE63 0TB

## REAR

Enclosed court yard with a door to the garage and gated access to the rear lane.



## GARAGE

18' x 8'3 (5.49m x 2.51m)

Up and over door, power and lighting.

## 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 Ultrafast broadband. (Ofcom Broadband checker Nov 2025)

Flood Risk - River and Sea - Low Risk

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.

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# MORTGAGE

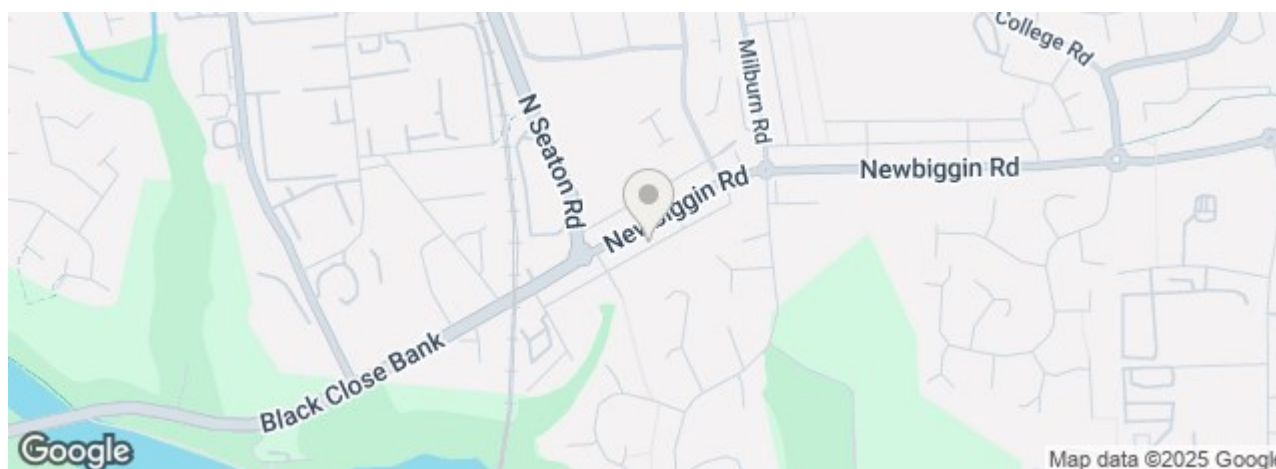
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## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		



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