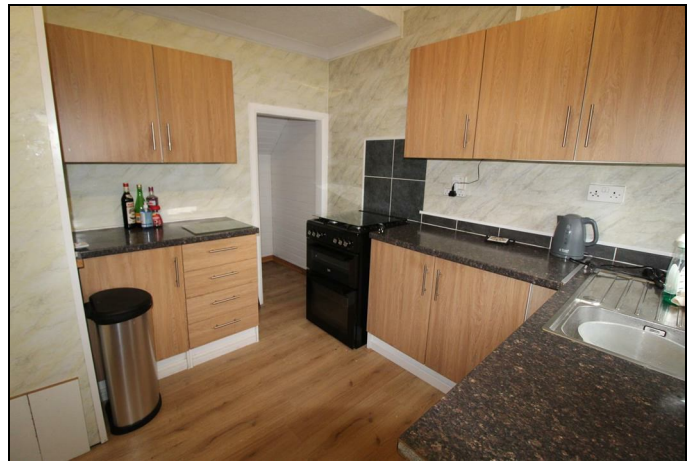


RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

**1 WOODHORN ROAD NEWBIGGIN-BY-THE-SEA NORTHUMBERLAND NE64
6HZ**



- TWO BEDROOMS
- NO ONWARD CHAIN
- COUNCIL TAX BAND A
- IDEAL INVESTMENT

- END TERRACE
- EPC RATING E
- IDEALLY LOCATED

Price £65,000

1 WOODHORN ROAD NEWBIGGIN-BY-THE-SEA NORTHUMBERLAND NE64 6HZ

Nestled on Woodhorn Road in Newbiggin-By-The-Sea, this end-terrace house presents an excellent opportunity for both first-time buyers and investors. The property boasts two well-proportioned. bedrooms.

The house features a front porch, lobby, lounge through to the dining area, fitted kitchen. First floor landing, bathroom and two bedrooms. Externally there is gardens to the front and rear. With NO ONWARD CHAIN and SUBJECT TO PROBATE.

Ideally situated, this home benefits from its proximity to local amenities, including shops, schools, and the picturesque coastline, making it a perfect choice for those who appreciate the charm of seaside living. Whether you are looking to invest or settle down, this property is a wonderful opportunity to embrace the Newbiggin-By-The-Sea lifestyle.

GROUND FLOOR

PORCH

Entered via a double glazed door.



LOBBY

LOUNGE

13' 11 x 12'3 (3.96m 3.35m x 3.73m)

Double glazed window, radiator, fire surround with gas living flame inset.



DINING ROOM

10'7 x 8'7 (3.23m x 2.62m)

Double glazed window, radiator.



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KITCHEN

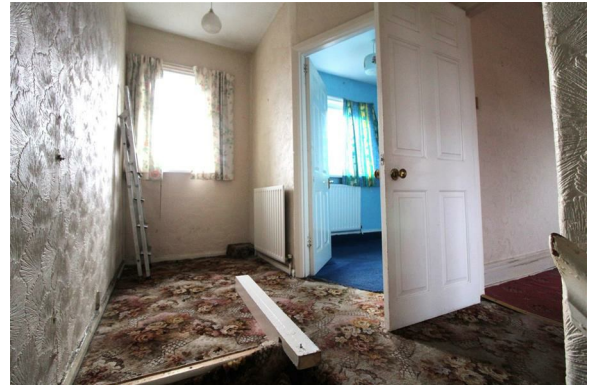
9'8 x 9'7 (2.95m x 2.92m)

Double glazed window, range of wall base and drawer units with work tops, upvc cladding to the walls, laminate flooring, storage cupboard, gas cooker point.



FIRST FLOOR LANDING

Double glazed window, radiator.



MASTER BEDROOM

10'5 x 15' (3.18m x 4.57m)

Double glazed window, radiator, storage cupboard.



1 WOODHORN ROAD NEWBIGGIN-BY-THE-SEA NORTHUMBERLAND NE64 6HZ

BEDROOM TWO

12'11 x 6'6 (3.94m x 1.98m)

Double glazed window, radiator.



BATHROOM

Bath, low level wc, wash hand basin, radiator, double glazed window.



INTERNALLY

FRONT

Garden to the front.



REAR

Enclosed garden to the rear with gated access to the side street.

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.

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

1 WOODHORN ROAD NEWBIGGIN-BY-THE-SEA NORTHUMBERLAND NE64 6HZ

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 January 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.

VIEWING

BY APPOINTMENT WITH OUR ASHINGTON OFFICE (01670) 812145/ashington@rickard.uk.com. FILE NO: 6493A

MORTGAGE

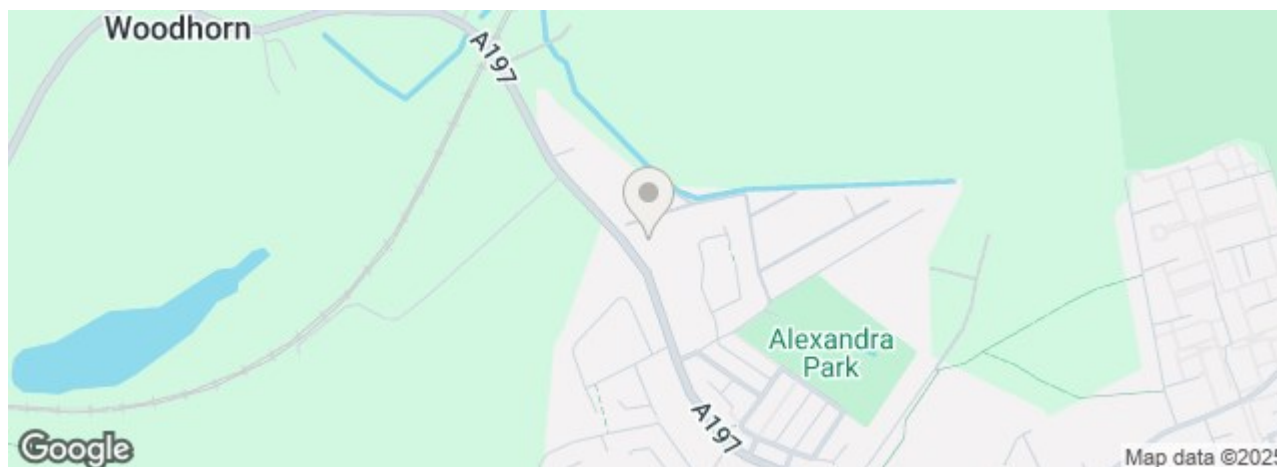
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D		
(39-54) E	51	
(21-38) F		



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