

RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

32 COLLINGWOOD ROAD NEWBIGGIN-BY-THE-SEA NE64 6HT



- THREE BEDROOMS
- FREEHOLD
- EPC RATING TBC

- MID TERRACE HOUSE
- COUNCIL TAX BAND A
- MAINS GCH/ELECTRIC/WATER, DRAINAGE & SEWERAGE

Price £60,000

32 COLLINGWOOD ROAD NEWBIGGIN-BY-THE-SEA NE64 6HT

Situated on Collingwood Road in the coastal town of Newbiggin-By-The-Sea, this mid-terrace house presents an excellent opportunity for both first-time buyers and seasoned investors alike. With three bedrooms.

One of the standout features of this home is its enviable location. Within walking distance away, you will find the beautiful beach, perfect for leisurely walks, family outings, or simply enjoying the stunning coastal views. The surrounding area has local amenities on offer. With no onward chain, making it an ideal investment opportunity

GROUND FLOOR

LOUNGE

14'4 x 14'6 (4.37m x 4.42m)

Double glazed window.



KITCHEN

10'5 x 17'9 (3.18m x 5.41m)

Wall and base units, three double glazed windows, storage cupboard.



FIRST FLOOR LANDING

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BEDROOM ONE

11'6 x 14'6 (3.51m x 4.42m)

Double glazed window, combi boiler.



BEDROOM TWO

10'10 x 10'2 (3.30m x 3.10m)

Double glazed window.



BEDROOM THREE

9'2 x 7'5 (2.79m x 2.26m)

Double glazed window.



BATHROOM

Double glazed window, radiator, bath, wc, wash hand basin.



EXTERNALLY

FRONT



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REAR

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.

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.

MORTGAGE

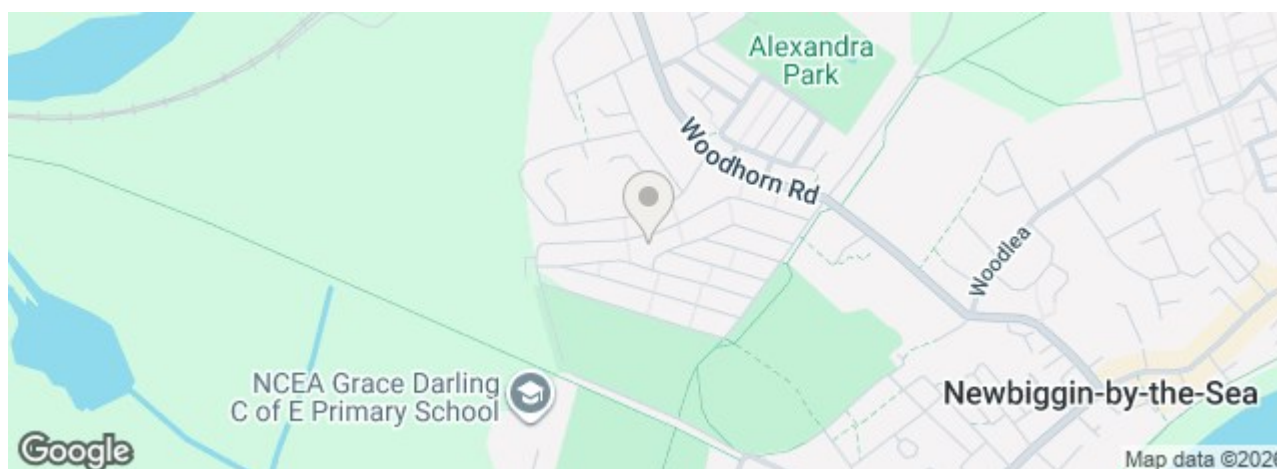
Why not make an appointment to speak to our **Independent** Mortgage Adviser?

PLEASE NOTE:

Your home may be repossessed if you do not keep up repayments on your mortgage.

Energy Efficiency Rating

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



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