

# RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

**33 HIGHFIELD DRIVE NORTH SEATON ASHINGTON NORTHUMBERLAND  
NE63 9SR**



- FOUR BEDROOMS
- NO ONWARD CHAIN
- COUNCIL TAX BAND C
- MAINS GCH/ELECTRIC/WATER,DRAINAGE & SEWERAGE
- SEMI DETACHED HOUSE
- EPC RATING C
- FREEHOLD
- IDEALLY LOCATED

**Price £180,000**

# 33 HIGHFIELD DRIVE NORTH SEATON ASHINGTON NORTHUMBERLAND NE63 9SR

Nestled in the charming residential area of Highfield Drive, North Seaton, Ashington, this semi-detached house presents an excellent opportunity for families and individuals alike. Boasting four spacious bedrooms, this property offers ample room for comfortable living and personalisation.

Upon entering, you will find two inviting reception rooms, perfect for entertaining guests or enjoying quiet family evenings. The layout of the home is designed to maximise space and light, creating a warm and welcoming atmosphere throughout.

With no onward chain, this home is ready for you to put your own stamp on.

Highfield Drive is situated in a residential location, providing a great environment while still being close to local amenities and transport links.

In summary, this four-bedroom semi-detached house on Highfield Drive is a fantastic opportunity for anyone looking to settle in a private residential neighbourhood. With its generous living space and convenient location, it is sure to attract interest from a variety of buyers. Don't miss the chance to view this lovely home.

## GROUND FLOOR

### PORCH

Entered via a double glazed door.

### HALLWAY

Radiator, two storage cupboards.



### LOUNGE

14'3 x 11'5 (4.34m x 3.48m)

Larger style double glazed window, radiator, coving, electric fire.



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## DINING ROOM

9'4 x 11'4 (2.84m x 3.45m)

Double glazed window, radiator.



## KITCHEN

10'2 x 10'9 (3.10m x 3.28m)

Double glazed window, range of wall, base and drawer units with work tops, space for a cooker, sink with drainer and mixer tap, tiled walls.



## UTILITY ROOM

8' x 8'9 (2.44m x 2.67m)

Sink, plumbed for washing machine, double glazed window.

## FIRST FLOOR LANDING

Access to the boarded loft via pull down ladders.



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## BEDROOM ONE

8'8 x 16'10 (2.64m x 5.13m)

Double glazed window, radiator.



## EN-SUITE

Shower cubicle, low level wc, wash hand basin, radiator.



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## BEDROOM TWO

10'3 x 12' (3.12m x 3.66m)

Double glazed window, radiator, fitted wardrobes and drawers.



## BEDROOM THREE

10'6 x 9' (3.20m x 2.74m)

Double glazed window, radiator.



## BEDROOM FOUR

9'5 x 7'7 (2.87m x 2.31m)

Double glazed window, radiator, storage cupboard.



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## BATHROOM

Double glazed window, bath, low level wc, wash hand basin, heated towel rail.



## EXTERNALLY

### FRONT

Garden and drive to the front.



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## GARAGE

With an up and over door.



## REAR

Enclosed rear garden.



## 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.

McKenzie Financial Services Ltd will Pay Rickard 1936 Ltd a referral fee on completion of any mortgage application

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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.

## 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 Feb 2026)

Flood Risk - River and Sea - Low Risk

Planning Permission - There are currently no planning permission for 33 Highfield Drive

<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.

## VIEWING

BY APPOINTMENT WITH OUR ASHINGTON OFFICE (01670) 812145/ashington@rickard.uk.com. FILE NO: 6627a

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**MORTGAGE**

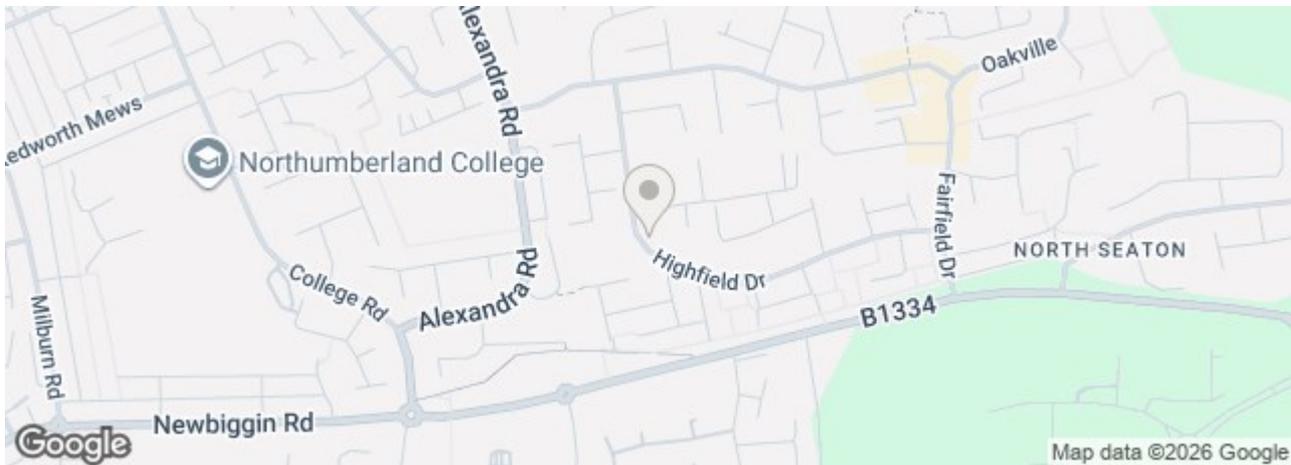
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# Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	70	76
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		



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