

# RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

**14 MATFEN TERRACE NEWBIGGIN-BY-THE-SEA NORTHUMBERLAND NE64  
6XU**



- THREE BED MID TERRACE
- UPGRADED BREAKFASTING KITCHEN
- ADDITIONAL FIRST FLOOR W.C.

- WITHIN WALKING DISTANCE TO THE BEACH
- COUNCIL TAX BAND A
- ENERGY RATING C

**Price £140,000**

# 14 MATFEN TERRACE NEWBIGGIN-BY-THE-SEA NORTHUMBERLAND NE64 6XU

Nestled in the charming area of Matfen Terrace, Newbiggin-By-The-Sea, this delightful mid-terrace house offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The spacious lounge provides a welcoming atmosphere, perfect for relaxation or entertaining guests.

One of the standout features of this home is its proximity to the sandy beach, which is just a short stroll away. This popular location not only offers the joys of coastal living but also a vibrant community atmosphere. Whether you fancy a leisurely walk along the shore or enjoying the local amenities, everything you need is within easy reach.

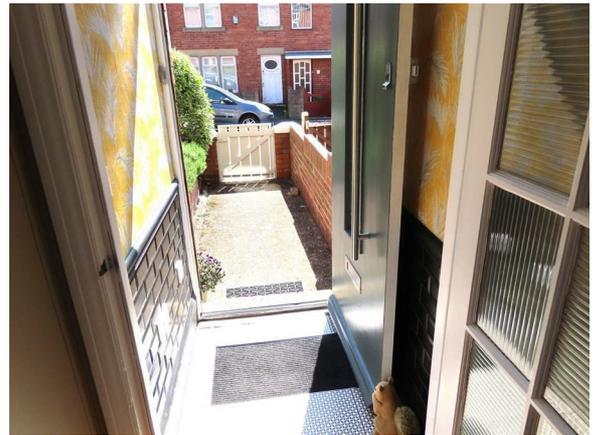
The property also includes parking for one vehicle, adding to the convenience of this lovely home. With its spacious layout and desirable location, this terraced house presents an excellent opportunity for those looking to embrace a seaside lifestyle. Don't miss the chance to make this charming property your own.

The property has building regs for a single storey extension to the rear, (as advised by the current owner).

## GROUND FLOOR

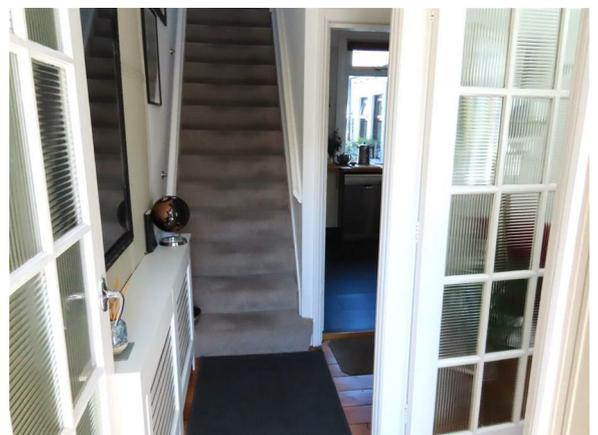
### ENTRANCE LOBBY

Tiled floor, partial tiled walls.



### HALL

Polished wood floorboards, lincrusta, radiator.



# 14 MATFEN TERRACE NEWBIGGIN-BY-THE-SEA NORTHUMBERLAND NE64 6XU

## LOUNGE

11'11" x 13'5" to alcove (3.63m x 4.09m to alcove)

Double glazed window, radiator, polished floor boards, tiled hearth with log burning stove inset, picture rail.



## ADDITIONAL LOUNGE IMAGE



# 14 MATFEN TERRACE NEWBIGGIN-BY-THE-SEA NORTHUMBERLAND NE64 6XU

## BREAKFASTING KITCHEN

13'8 x 9'7 (4.17m x 2.92m)

Double glazed window, range of modern base units and larder unit with complimenting beech work tops and matching breakfast bar, feature inglenook with built in oven and four ring gas hob, extractor fan above, picture rail, walk in pantry, additional storage cupboard, traditional style vertical radiator.



## ADDITIONAL KITCHEN IMAGE



## REAR HALL

Laminate flooring, loft hatch. Upvc double glazed door to rear yard.

# 14 MATFEN TERRACE NEWBIGGIN-BY-THE-SEA NORTHUMBERLAND NE64 6XU

## BATHROOM

Two double glazed windows, bath with shower over, low level wc, wash hand basin, heated towel rail, half panelled walls, tiled floor with underfloor heating.



## FIRST FLOOR

### LANDING

Upvc double glazed window. access to the loft via pull down ladders and partially boarded with lighting.



### SEPARATE W.C.

White close coupled w.c. and wash hand basin with tiled splash back.

# 14 MATFEN TERRACE NEWBIGGIN-BY-THE-SEA NORTHUMBERLAND NE64 6XU

## BEDROOM ONE

12'8 x 10'5 (3.86m x 3.18m)

Period cast iron fireplace, Upvc double glazed window to front, radiator, picture rail.



## BEDROOM TWO

11'2 x 9'0 (3.40m x 2.74m)

Period cast iron fireplace, Upvc double glazed window to front, radiator, picture rail.

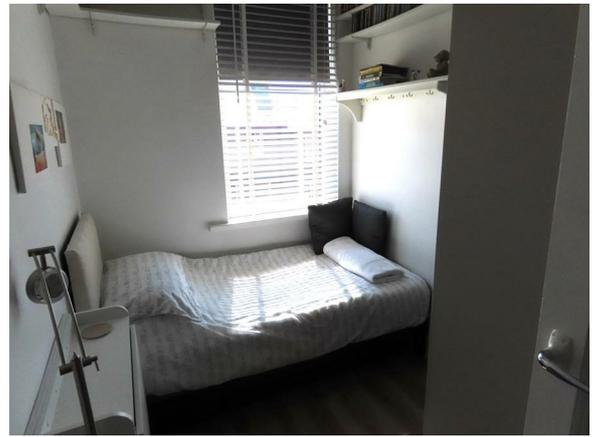


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## BEDROOM THREE

9'7 max x 6'4 (2.92m max x 1.93m)

Upvc double glazed window, radiator, laminate flooring.



## EXTERNAL

### FRONT GARDEN

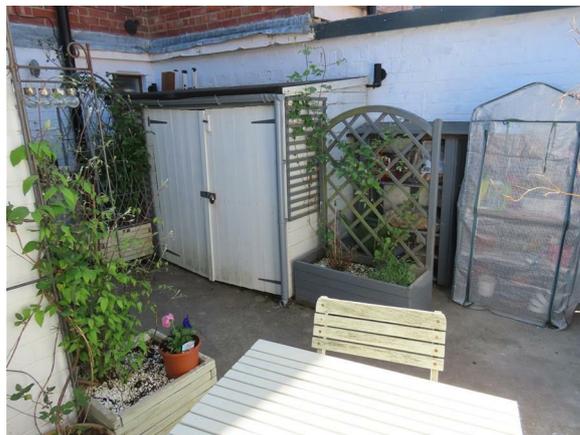
Town garden at the front.



# 14 MATFEN TERRACE NEWBIGGIN-BY-THE-SEA NORTHUMBERLAND NE64 6XU

## REAR

Brick store/utility with light and power, plumbing for automatic washer, double external socket, double gates allowing off street parking.



## 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 with our independent mortgage advisor who has access to the whole of the market. (your home is at risk if you do not keep up repayments on your mortgage or any other loans secured on it.

## 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: 6536A

MORTGAGE

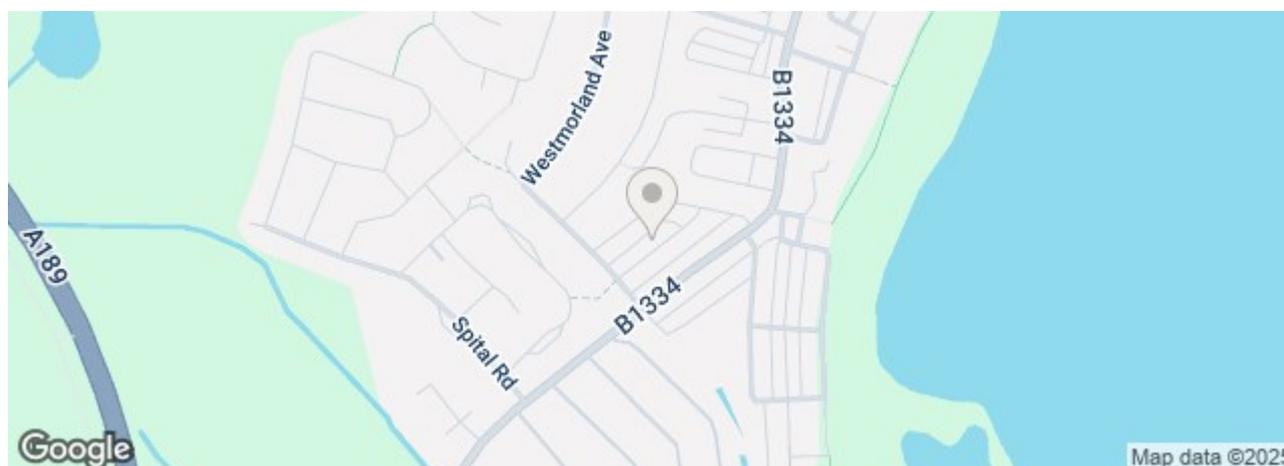
Why not make an appointment to speak to our **Independent** Mortgage Adviser?

PLEASE NOTE:

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

# Energy Efficiency Rating

	Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p>	<p>72</p>	<p>87</p>



17/18 Laburnum Terrace, Ashington NE63 0JA Tel: 01670 812145 Fax: 01670 522765 Email: ashington@rickard.uk.com  
 25 Newgate Street, Morpeth NE61 1AW Tel: 01670 513533 Fax: 01670 518398 Email: morpeth@rickard.uk.com  
 6 Havelock Street, Blyth NE24 1AB Tel: 01670 356613 Fax: 01670 369155 Email: blyth@rickard.uk.com

