

RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

**75 NORTH SEATON ROAD NEWBIGGIN-BY-THE-SEA NORTHUMBERLAND
NE64 6XR**



- TWO DOUBLE BEDROOMS
- TWO RECEPTION ROOMS
- EPC RATING TBC
- FREEHOLD PROPERTY

- SPACIOUS MID TERRACE
- WITHIN WALKING DISTANCE TO THE BEACH
- COUNCIL TAX BAND A
- GAS, ELECTRIC, WATER, DRAINAGE AND SEWERAGE

Offers Over £145,000

75 NORTH SEATON ROAD NEWBIGGIN-BY-THE-SEA NORTHUMBERLAND NE64 6XR

Situated on North Seaton Road in the charming coastal town of Newbiggin-By-The-Sea, this delightful terraced house presents an excellent opportunity for both families and investors alike. With no onward chain, this property is ready for you to move in and make it your own.

The house boasts two spacious reception rooms, perfect for entertaining guests or enjoying quiet family evenings. The well-proportioned layout includes two double bedrooms, providing ample space for relaxation and rest. Additionally, the property features both a bathroom and a shower room, ensuring convenience for busy mornings or unwinding after a long day.

One of the standout features of this home is its enviable location. Just a short stroll away, you will find the beautiful beach, ideal for leisurely walks, family outings, or simply soaking up the sun. The surrounding area offers a friendly community atmosphere, with local amenities and services within easy reach.

This terraced house is not only a comfortable living space but also a fantastic opportunity to embrace the coastal lifestyle that Newbiggin-By-The-Sea has to offer. Whether you are looking for a new family home or a seaside retreat, this property is well worth your consideration.

GROUND FLOOR

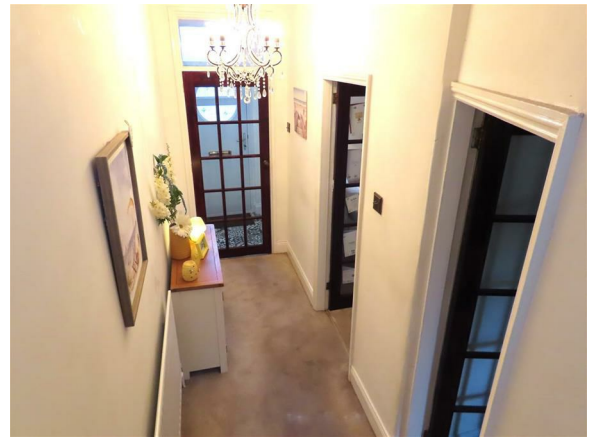
ENTRANCE LOBBY

Entered via a double glazed door, tiled floor.



HALL

Radiator, ceiling rose.



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LOUNGE

15'1 x 15'6 (4.60m x 4.72m)

Double glazed bay window with three radiators below, picture rail, surround with marble hearth and back, gas living flame fire inset.



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DINING ROOM

14'1 x 16'1 (4.29m x 4.90m)

Double glazed window, radiator, storage cupboard, picture rail, fire surround with dressed brick back and tiled hearth with a log burner inset.



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BATHROOM/W.C.

14'2 x 4'7 (4.32m x 1.40m)

Two double glazed windows, radiator, corner bath with a shower tap fitment, low level wc, wash hand basin, tiled walls.



KITCHEN

9'5 x 7'3 (2.87m x 2.21m)

Fitted kitchen with range of modern floor and wall units, courtesy bench lighting and glazed display cabinet with light, black roll edge worktops, single drainer stainless steel sink unit, integrated split level electric oven and microwave, halogen hob with black splash back and chimney style extractor, integrated fridge, freezer and dish washer, attractive tiling, Upvc double glazed window and door to the rear.



FIRST FLOOR

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LANDING

Upvc double glazed window, loft hatch, radiator.



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BEDROOM ONE

12'11 x 11'3 (3.94m x 3.43m)

Radiator, coving, Upvc double glazed window. Built in wardrobe.



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BEDROOM TWO

14'2 x 12'10 (4.32m x 3.91m)

Radiator, coving, Upvc double glazed window.



SHOWER ROOM

7'9 x 9'7 (2.36m x 2.92m)

Double glazed window, walk in shower, low level wc and wash hand basin set in a vanity unit, coving, heated towel rail.



EXTERNAL

75 NORTH SEATON ROAD NEWBIGGIN-BY-THE-SEA NORTHUMBERLAND NE64 6XR

FRONT GARDEN

Walled low maintenance front garden with gated access to the street.



REAR YARD

Enclosed court yard with gated access to the rear lane. Parking at the rear.



GARAGE/ STORE ROOM

7'9 x 13'8 (2.36m x 4.17m)

Power, electric, plumbed for washing machine.

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 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.

VIEWING

BY APPOINTMENT WITH OUR ASHINGTON OFFICE (01670) 812145/ashington@rickard.uk.com. FILE NO: 6617A



MORTGAGE

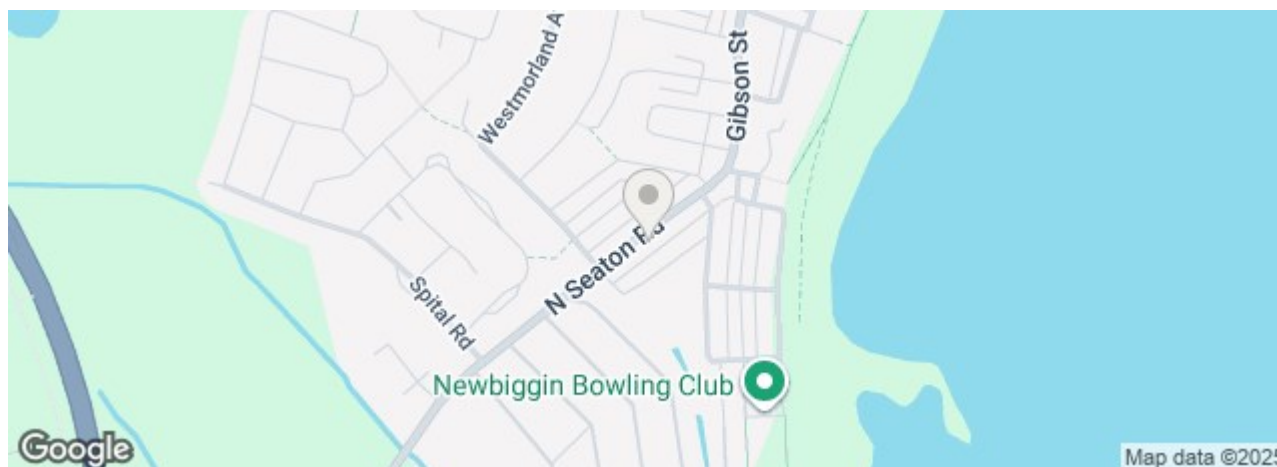
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		55
(39-54) E	37	
(21-38) F		



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