

RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

116 EAST LEA NEWBIGGIN BY THE SEA NE64 6BJ



- THREE BEDROOMS
- EPC RATING C
- FREEHOLD PROPERTY

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

Price £89,950

116 EAST LEA NEWBIGGIN BY THE SEA NE64 6BJ

****IDEAL FIRST TIME BUY/INVESTMENT**** Situated on the north edge of the estate, within easy access to Newbiggin Golf Course and the beach. Benefits from gas central heating and double glazing. The property is being sold with NO ONWARD CHAIN. Comprises of utility room, kitchen, lounge/diner, lobby with stairs up to the three bedrooms, bathroom. Externally there is a garden to the front and rear.

GROUND FLOOR

BREAKFASTING KITCHEN

11'11 x 9'1 (3.63m x 2.77m)

White floor, drawer and wall units, larder unit, roll edge worktops and matching splashback, stainless steel electric under oven and electric hob, single drainer stainless steel sink with dual taps, plumbing for automatic washer, upvc double glazed window and door to rear, panelled door to:-



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LOUNGE THROUGH TO DINER

21'6 x 10'2 (6.55m x 3.10m)

Laminate flooring, coving, upvc double glazed windows to front and rear elevations, two radiator, panelled door to:-



FIRST FLOOR

BEDROOM ONE

11' x 10'5 (3.35m x 3.18m)

Double glazed window, radiator.



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BEDROOM TWO

12' x 6'1 (3.66m x 1.85m)

Double glazed window, radiator., storage cupboard.



BEDROOM THREE

11'5 x 6'1 (3.48m x 1.85m)

Double glazed window, radiator.



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BATHROOM

Panelled bath with tiled splashback, pedestal wash hand basin and close coupled w.c., laminate flooring, radiator, two upvc double glazed windows.



EXTERNALLY

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FRONT

garden to the front with gated access to the street.



REAR

Lawned garden to the rear with gated access to the lane.

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

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.

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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 August 2026)

Flood Risk - River and Sea - Low Risk

Planning Permission - There are currently No planning permission for 116 East Lea

<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.

MORTGAGE

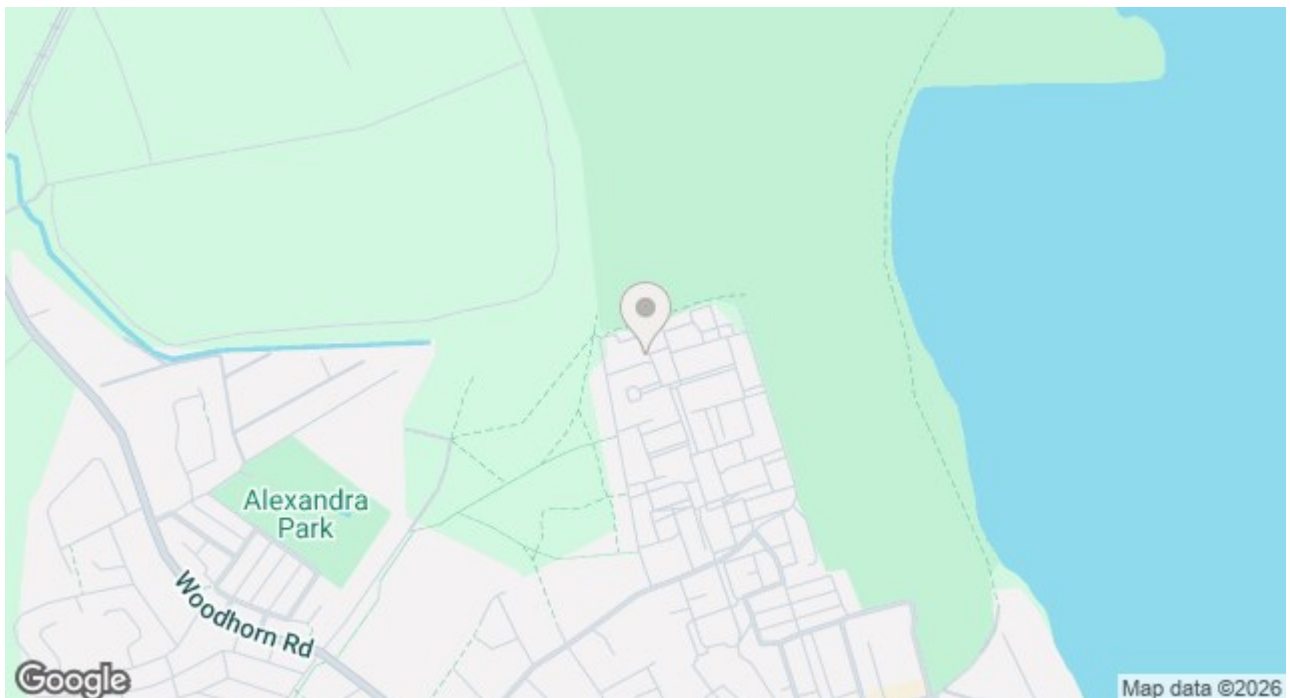
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C	75	
(55-68) D		
(39-54) E		
(21-38) F		



Registered in England company number 6314212



www.rickard.uk.com

Regulated by RICS

Ashington
17/18 Laburnum Terrace
Ashington, NE63 0AJ
Telephone: 01670 812145
Email: ashington@rickard.uk.com

Morpeth
25/27 Newgate Street
Morpeth, NE61 1AW
Telephone: 01670 513533
Email: morpeth@rickard.uk.com

Directors: Iain Rickard MRICS, Diane Charlton & Aisling O'Neil MNAEA

VAT registration number 175 8808 19