

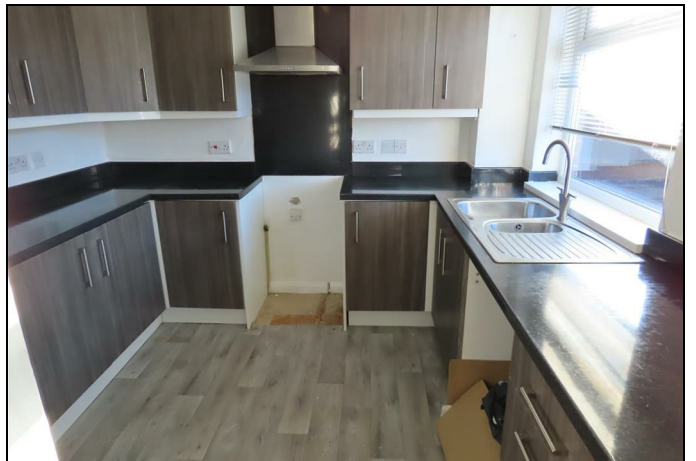
RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

1 CHICHESTER CLOSE NORTH SEATON ESTATE ASHINGTON NORTHUMBERLAND NE63 9SB



- THREE BEDROOMS
- NO ONWARD CHAIN
- COUNCIL TAX BAND A
- FREEHOLD PROPERTY



- SPACIOUS LOUNGE THROUGH TO DINING ROOM
- EPC RATING C
- GAS, ELECTRIC, WATER, DRAINAGE AND SEWERAGE
- MUST BE VIEWED

Price £89,950

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Nestled on the North Seaton Estate, this semi detached house presents an excellent opportunity for those seeking a family home. Built in 1960, the property boasts a spacious lounge that provides a welcoming atmosphere, perfect for both relaxation and entertaining. With three well-proportioned bedrooms, there is ample space for family living or accommodating guests.

The property features bathroom, ensuring convenience for the household. Its ideal location offers easy access to local amenities, schools, and parks, making it a practical choice for families. Additionally, the absence of no onward chain simplifies the buying process, allowing for a smoother transition into your new home.

This delightful residence is ready to be personalised to your taste, making it an inviting canvas for your family's future. Whether you are a first-time buyer or looking to relocate, this property is sure to meet your needs. Don't miss the chance to make this house your home.

GROUND FLOOR

ENTRANCE HALL

Entered via a double glazed door, radiator, laminate flooring, two storage cupboards.



CLOAKS/W.C.

Double glazed window, low level wc, wash hand basin,



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LOUNGE/DINING ROOM

26'4" x 11'3" max (8.03 x 3.43 max)

Double glazed window, two radiators, French doors to the rear.



2ND VIEW OF LOUNGE

KITCHEN

9'7" x 8'10" (2.92 x 2.69)

Double glazed window, range of wall, base and drawer units with complimenting work tops, one and half bowl sink with drainer and mixer tap, space for a freestanding cooker, integrated fridge, radiator, laminate flooring.



FIRST FLOOR

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LANDING

Two built in storage cupboards.



BEDROOM ONE

10'5" x 11'4" (3.18 x 3.45)

Double glazed window, radiator, storage cupboard.



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BEDROOM TWO

12'10" x 9'6" (3.91 x 2.90)

Double glazed window, radiator, fitted wardrobed, laminate flooring.



BEDROOM THREE

7'10" x 8'5" (2.39 x 2.57)

Double glazed window, radiator, laminate flooring.



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BATHROOM/W.C.

Bath, low level wc, wash hand basin, radiator, tiled splash back.



OUTSIDE

REAR

Garden to the 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.

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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

Planning Permission - There are currently No planning permission for 1 Chichester Close

<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.

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

VIEWING

BY APPOINTMENT WITH OUR ASHINGTON OFFICE (01670) 812145/ashington@rickard.uk.com. FILE NO: 6611A

MORTGAGE

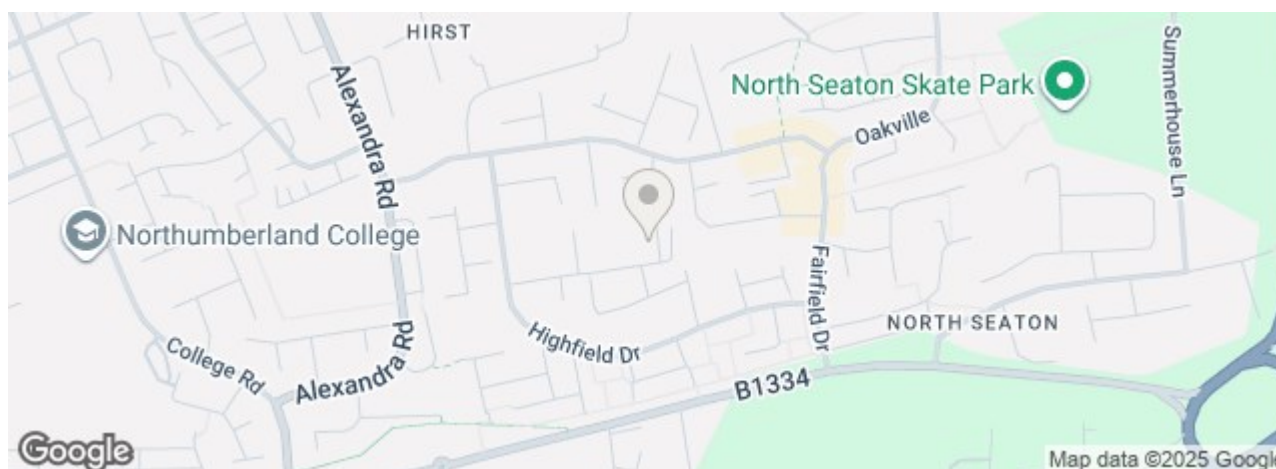
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	77
(55-68) D		
(39-54) E		
(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