RICKARD
CHARTERED SURVEYORS & ESTATE AGENTS

12 MARINE STREET NEWBIGGIN-BY-THE-SEA NORTHUMBERLAND NE64 6BG







- TWO BED MID TERRACE
- COUNCIL TAX BAND A
- FREEHOLD PROPERTY
- WITHIN WALKING DISTANCE OFTHE BEACH
- EPC RATING D
- MAINS GCH/ELECTRIC/WATER,DRAINAGE & SEWERAGE

Offers In The Region Of £105,000

17/18 Laburnum Terrace, Ashington, Northumberland, NE63 0AJ
Fax: 01670 522765
Email: ashington@rickard.uk.com

01670 812145
www.rickard.uk.com

12 MARINE STREET NEWBIGGIN-BY-THE-SEA NORTHUMBERLAND NE64 6BG

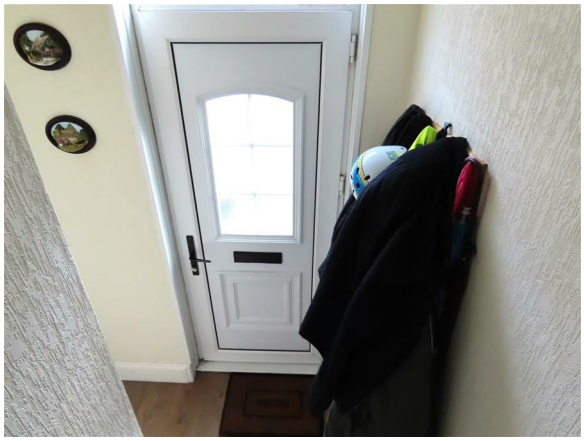
Nestled in the coastal town of Newbiggin-By-The-Sea, this mid-terrace house on Marine Street presents an excellent opportunity for first-time buyers or families seeking a home. With two bedrooms.

One of the standout features of this property is its enviable location, just a short stroll from the beach. Imagine leisurely walks along the shore or enjoying the fresh sea air at your doorstep. Additionally, the house is conveniently situated close to local amenities, ensuring that shops, schools, and other essential services are within easy reach.

This property is not only a lovely place to live but also a fantastic investment for those looking to establish themselves in a community. With its combination of comfort, convenience, and coastal charm, this home on Marine Street is sure to appeal to a wide range of buyers. Don’t miss the chance to make it your own.

GROUND FLOOR

LOBBY
Entered via a double glazed door, radiator, laminate flooring.



LOUNGE
13'4 x 16'1 (4.06m x 4.90m)
Double glazed window, radiator, storage cupboard, laminate flooring, coving, wall hung electric fire.





12 MARINE STREET NEWBIGGIN-BY-THE-SEA NORTHUMBERLAND NE64 6BG

KITCHEN

13'5 x 9'10 (4.09m x 3.00m)

Double glazed window, radiator, range of wall, base and drawer units with work tops, built in oven and hob with an extractor above.



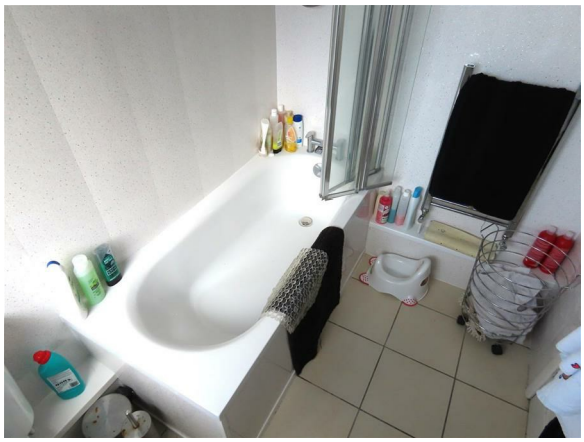


BATHROOM

6'1 x 7'6 (1.85m x 2.29m)

Double glazed window, heated towel rail, bath with shower over, low level wc, wash hand basin, tiled floor, upvc cladding to the walls.





FIRST FLOOR LANDING

Double glazed window.

12 MARINE STREET NEWBIGGIN-BY-THE-SEA NORTHUMBERLAND NE64 6BG

BEDROOM ONE

9'9 x 16'2 (2.97m x 4.93m)

Double glazed window, radiator, storage cupboard.



BEDROOM TWO

13'3 x 9'1 narrowing to 5'7 (4.04m x 2.77m narroing to 1.70m)

Double glazed window, radiator.



EXTERNALLY

REAR YARD

Enclosed yard, three out buildings, gated access to the rear lane.





12 MARINE STREET NEWBIGGIN-BY-THE-SEA NORTHUMBERLAND NE64 6BG

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.

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 March 2026)

Flood Risk - River and Sea - Low Risk

Planning Permission - There are currently no planning permission for 12 Marine Terrace
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: 6634A

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.

