

RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

**TREE TOPS SANDY LANE SOUTH SIDE NORTH SEATON VILLAGE
ASHINGTON NORTHUMBERLAND NE63 9YB**



- IMPRESSIVE FAMILY HOME
- SEMI DETACHED
- SEA AND COUNTRY VIEWS
- EPC RATING C

- FOUR BEDROOMS
- LOVELY MATURED GARDENS
- AMPLE OFF STREET PARKING
- A MUST TO VIEW!!

Price £515,000

TREE TOPS SANDY LANE SOUTH SIDE NORTH SEATON VILLAGE ASHINGTON NORTHUMBERLAND NE63 9YB

A fantastic opportunity has arisen to the market to acquire this spacious four bedroom semi detached family home, situated in the picturesque village in North Seaton with SEA AND COUNTRY VIEWS. There are local amenities within easy reach and is close by with its lovely coastline leading to Newbiggin-by-the-sea. There are good road links to surrounding towns and villages and the A189 trunk road is easily accessible to commute to Newcastle City Centre and International Airport.

The property benefits from gas central heating and double glazing. The accommodation briefly comprises of: inviting reception hallway with central staircase, spacious living room with dual aspect windows, kitchen, dining room, utility room, modern wet room, Upstairs there is a spacious galleried landing with a double glazed window with sea views, there is a modern family bathroom and four double bedrooms, three of which have sea and country views, master with a dressing area and bedroom four with a balcony overlooking the garden. To the front there is a lawned garden with shrubs and flower beds, drive providing off street parking for a several cars, double garage with electric roller doors, a lovely matured enclosed rear garden which is mainly laid to lawn, boiler room.

Early internal inspection highly recommended to appreciate what this property has on offer.

GROUND FLOOR

RECEPTION HALL

A large welcoming reception hall entered via a panelled external door, radiator, half panelling to the walls with delf rack, storage cupboard, travertine flooring.



LOUNGE

25'5 x 14'9 (7.75m x 4.50m)

A lovely large and spacious lounge with a feature hard wood double glazed window, decorative plaster work, column radiator, marble fire surround with marble hearth, cast iron inset, gas coal effect living flame fire.



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ORANGRY

26'1 x 8'7 (7.95m x 2.62m)

With double glazed windows allowing lots of natural light and sun flowing through, double glazed French doors leading to the garden, dressed brick feature walls, travertine flooring, vertical traditional style radiator.



KITCHEN

13'1 x 11'11 (3.99m x 3.63m)

With a good range of wall and base units with complementing work top, double width fridge freezer, Stoves free standing gas double oven with extractor fan above, travertine flooring, tiled splash back, downlights to ceiling, dressed brick feature wall.



UTILITY ROOM

Wall and base units with work surface, one and half bowl ceramic sink with drainer and mixer tap, plumbed for dishwasher, radiator, travertine flooring.



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DOWNSTAIRS WET ROOM

Travertine to the walls and floor, low level wc, wash hand basin, waterfall shower head above, radiator, extractor fan.



DINING ROOM

12'7 x 14'11 (3.84m x 4.55m)

Double glazed window, coved ceiling, radiator, travertine flooring.



FIRST FLOOR

LANDING

Light and spacious landing with a double glazed window with sea and country views, radiator, storage cupboard.



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STUDY AREA

Would make a lovely home office with a double glazed window and radiator, access to the loft.



MASTER SUITE

16'5 x 10'11 (5.00m x 3.33m)

Lovely modern and light larger style bedroom with a dual aspect double glazed windows with sea and country views, radiator..



DRESSING AREA

9'10 x 10'10 (3.00m x 3.30m)

With a double glazed window, radiator.



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CONTEMPORARY SHOWER ROOM

Walk in double shower with shower fitment over, wash hand basin set in a vanity display unit, low level wc, heated chrome towel rail, downlights to the ceiling, tiled walls and floor, double glazed window,



BEDROOM TWO

16'5 x 13'3 (5.00m x 4.04m)

Double glazed window with sea views, radiator.



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BEDROOM THREE

12' x 16'6 (3.66m x 5.03m)

Lovely light modern room with a double glazed window with fantastic sea views, window seat, radiator, laminate flooring, two storage cupboards.



BEDROOM FOUR

13'1 x 15'11 (3.99m x 4.85m)

With French doors leading out to the balcony over looking the rear garden, radiator, storage cupboard, coved ceiling.



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FAMILY BATHROOM

A modern bathroom with a contemporary bath with side tap fitted, wash hand basin, low level wc, chrome heated towel rail, partial tiling to the walls, downlights to the ceiling, double glazed window.



EXTERNALLY

FRONT

Matured garden to the front with borders shrubs and lawn, feature boundary walling.



DOUBLE GARAGE AND DRIVE

Two garages with electric roller doors, power and lighting, plumbed for washing machine. Paved drive providing off street parking for a several cars.



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BOILER ROOM / GARDENERS POTTING SHED

Combi boiler and door to the garage.



REAR GARDEN

Lovely mature large garden which is private, mainly laid to lawn, paved patio areas, borders, shrubs, flower beds and trees.



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.

Oracle Financial Planning Limited 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 - Advice For Buyers/Viewers - If anyone in the household has or develops symptoms or is self isolating then viewings should not go ahead. Please inform us as soon as possible if this is the case. • Social distancing of at least 2 metres is adhered to at all times. • Viewers will be required to have their own hand sanitiser which is to be applied before, during if necessary and after the viewing. Other PPE such as masks and shoe covers can be worn and a seller may request this as a condition of the viewing. • Only members of one household are permitted to view a property at any one time. It is recommended that this should be no more than 2 adults.

FILE NUMBER

PLEASE QUOTE REFERENCE NO:

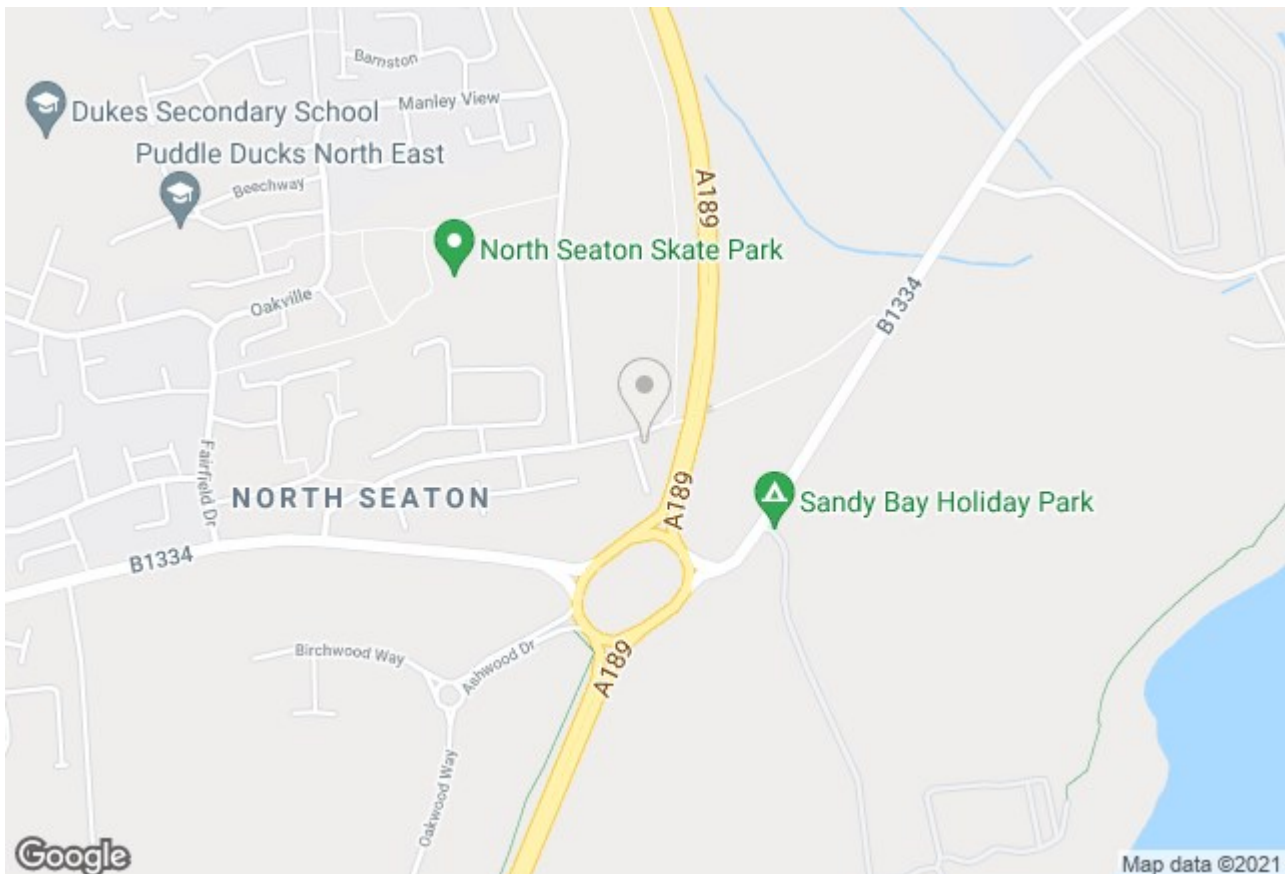
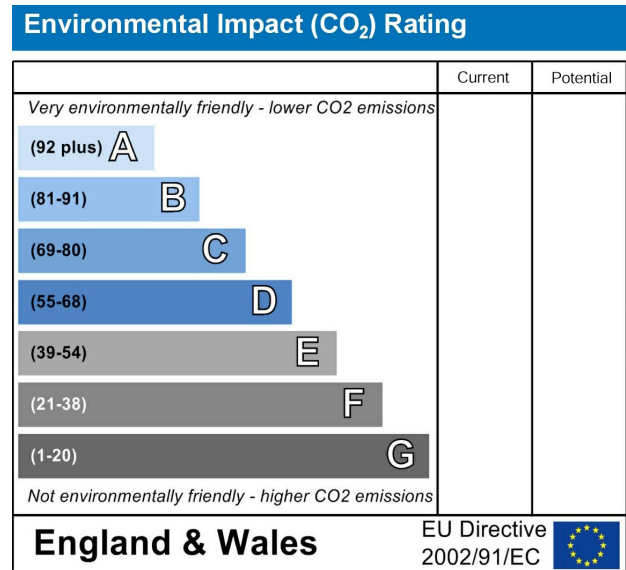
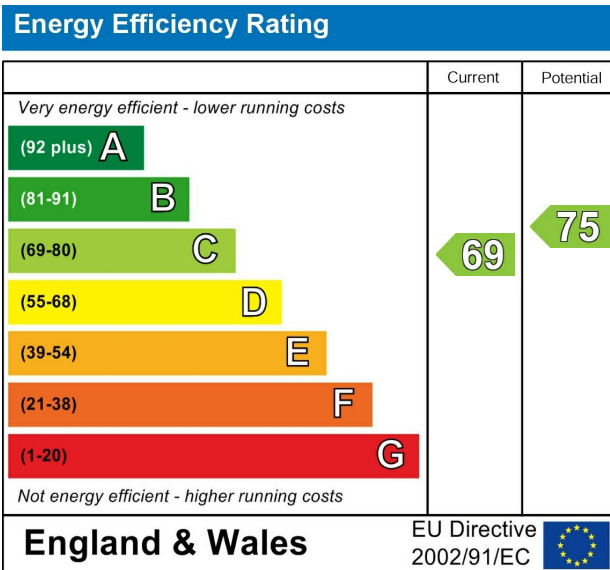


MORTGAGE

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.



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