

## 47 MATFEN TERRACE NEWBIGGIN-BY-THE-SEA NORTHUMBERLAND NE64 6XU



- THREE BEDROOMS
- IDEALLY LOCATED
- EPC RATING C

- MID TERRACE HOUSE
- WALKING DISTANCE TO THE BEACH
- COUNCIL TAX BAND A

**Offers Over £135,000**

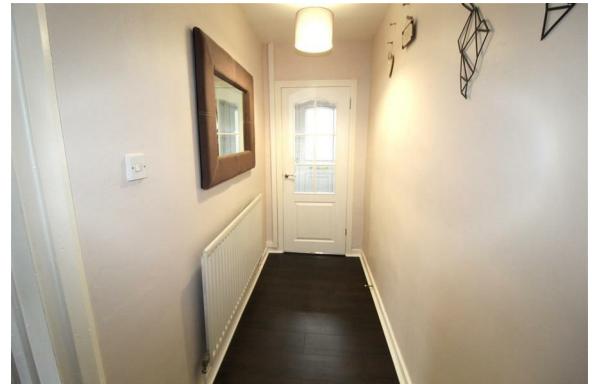
# 47 MATFEN TERRACE NEWBIGGIN-BY-THE-SEA NORTHUMBERLAND NE64 6XU

\*\*WITHIN WALKING DISTANCE TO THE BEACH\*\* a three bedroom spacious terrace house. Ideally located for local amenities and transport links. Benefits from gas central heating and double glazing. Comprises of entrance hall, spacious lounge, dining room, modern fitted kitchen. First floor landing, three bedrooms, modern bathroom. Externally there is a garden to the front and yard to the rear.

## GROUND FLOOR

### HALL

Entered via a double glazed door, wood flooring, radiator.



### LOUNGE

11'5 x 11'10 (3.48m x 3.61m)

Double glazed window, radiator, wood flooring, fire surround with pebble effect fire inset.



**DINING ROOM**

11'9 x 11'7 (3.58m x 3.53m)

Double glazed French doors to the rear, radiator, wood flooring.



**KITCHEN**

8'10 x 10'1 (2.69m x 3.07m)

Double glazed window, radiator, range of wall, drawer and base units with complimenting work tops, larder unit housing the combi boiler, one and half bowl sink with drainer and mixer tap, freestanding oven, tiled splash back, tiled floor.



**FIRST FLOOR**

**LANDING**

Ample storage cupboards, access to the loft.



**BEDROOM ONE**

13'2 x 9'6 (4.01m x 2.90m)

Double glazed window, radiator, coving.



**BEDROOM TWO**

10'3 x 10'8 (3.12m x 3.25m)

Double glazed window, radiator.



**BEDROOM THREE**

7' x 8'6 (2.13m x 2.59m)  
Double glazed window, radiator.



**BATHROOM**

Double glazed window, bath with shower over and shower screen, low level wc, wash hand basin, heated towel rail, storage cupboard, tiled splash back.



**EXTERNALLY**

**FRONT**

Garden to the front with gated access to the street.



## REAR

Yard 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.

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

## 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 2024)

Flood Risk - River and Sea - Low Risk

Planning Permission - There are currently No planning permission for 47 Matfen 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.

**VIEWING**

BY APPOINTMENT WITH OUR ASHINGTON OFFICE (01670) 812145/ashington@rickard.uk.com. FILE NO: 6443A

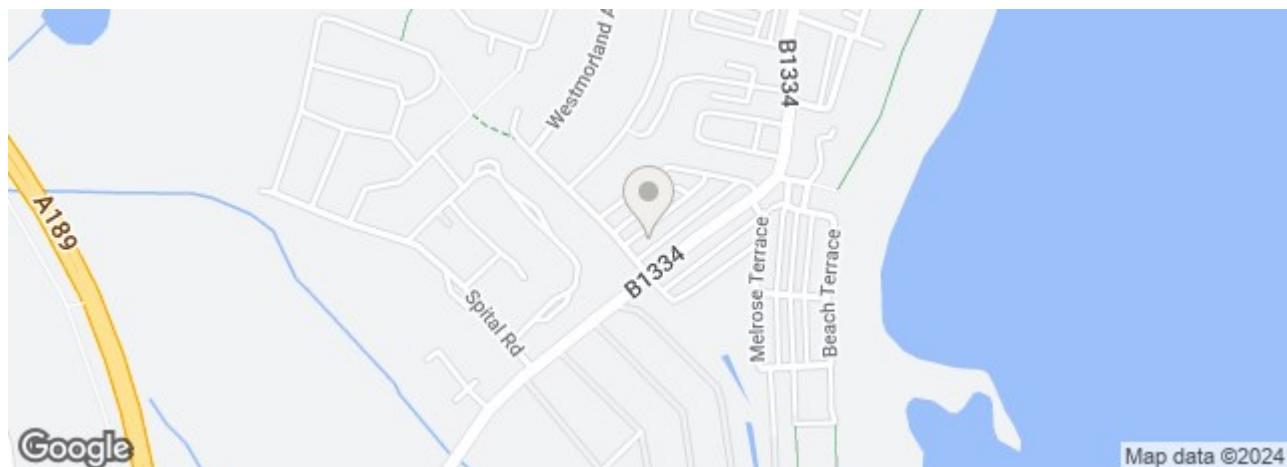
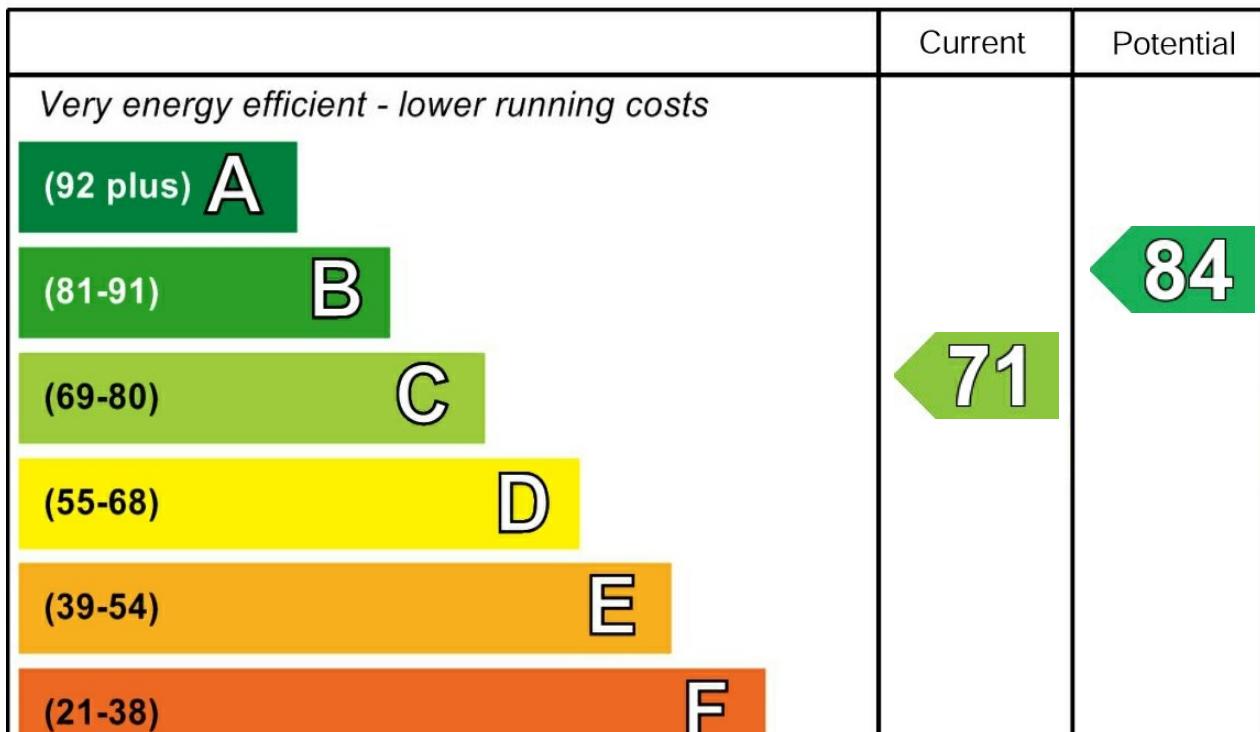
## MORTGAGE

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## Energy Efficiency Rating



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