

# RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

32 HILLCREST ASHINGTON NE63 9SH



- THREE BEDROOMS
- SOUGHT AFTER LOCATION
- EPC RATING C

- LINK DETACHED HOUSE
- NO ONWARD CHAIN
- COUNCIL TAX BAND C

**Price £179,950**

## 32 HILLCREST ASHINGTON NE63 9SH

Nestled in the desirable area of Hillcrest, North Seaton, this link-detached house presents an excellent opportunity for those seeking a comfortable family home. With three reception rooms, this property offers ample space for both relaxation and entertaining. The three bedrooms is ideal for families or those looking to downsize.

The house features a single bathroom, ensuring convenience for all residents. One of the standout features of this property is the parking space available for two vehicles, a valuable asset in this sought-after location. The absence of an onward chain simplifies the buying process, allowing for a smoother transition into your new home.

Hillcrest is known for its popular community and accessibility to local amenities, making it a perfect choice for families and professionals alike. This property combines comfort, space, and a prime location, making it a must-see for anyone looking to settle in North Seaton. Don't miss the chance to make this delightful house your new home.

### GROUND FLOOR

#### EBNTRANCE HALL

Entered via a double glazed door, radiator.

#### DOWNSTAIRS WC

Low level wc, wash hand basin.



## 32 HILLCREST ASHINGTON NE63 9SH

### LOUNGE

18'8 x 16'4 narrowing to 11'1 (5.69m x 4.98m narrowing to 3.38m)

Light and spacious lounge with a larger style double glazed window, two smaller double glazed windows, two radiators, coving, dado rail, fire surround with a wood burner inset.



### STUDY

8'3 x 6'11 (2.51m x 2.11m)

Double glazed window, radiator.



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### DINING ROOM

10' x 11'7 (3.05m x 3.53m)

Double glazed window, radiator, storage cupboard, double glazed sliding door.



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### KITCHEN

8'8 x 11'3 (2.64m x 3.43m)

Double glazed window, range of wall, base and drawer units with work tops, built in double oven, gas hob with extractor above, one and half bowl sink with drainer and mixer tap, tiled walls and floor.



### UTILITY ROOM

9'8 x 6'10 (2.95m x 2.08m)

Double glazed door, radiator, tiled floor and walls.



### FIRST FLOOR LANDING

Access to the loft, storage cupboard.

## 32 HILLCREST ASHINGTON NE63 9SH

### BEDROOM ONE

11'9 x 10'10 (3.58m x 3.30m)

Double glazed window, radiator, storage cupboards.



### BEDROOM TWO

11'10 x 6'8 (3.61m x 2.03m)

Double glazed window, radiator.



### BEDROOM THREE

8'5 x 12'4 (2.57m x 3.76m)

Double glazed window, radiator.



## 32 HILLCREST ASHINGTON NE63 9SH

### BATHROOM

7'9 x 5'8 (2.36m x 1.73m)

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



### EXTERNALLY

#### FRONT

Garden to the front which is mainly laid to lawn, borders and shrubs, driveway



## 32 HILLCREST ASHINGTON NE63 9SH

### REAR

Enclosed garden to the rear with borders and shrubs, gated access to the side leading to the front elevation.



### GARAGE

Single garage with up and over door.



### 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.

# 32 HILLCREST ASHINGTON NE63 9SH

## 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

## 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.

## VIEWING

BY APPOINTMENT WITH OUR ASHINGTON OFFICE (01670) 812145/ashington@rickard.uk.com. FILE NO: 6583A

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# Energy Efficiency Rating

	Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p><b>(92 plus) A</b></p> <p><b>(81-91) B</b></p> <p><b>(69-80) C</b></p> <p><b>(55-68) D</b></p> <p><b>(39-54) E</b></p> <p><b>(21-38) F</b></p>	<p><b>71</b></p>	<p><b>78</b></p>



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

