

RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

15 NORTH VIEW NEWBIGGIN-BY-THE-SEA NORTHUMBERLAND NE64 6XX



- TWO DOUBLE BEDROOMS
- IMMACULATELY PRESENTED
- EPC RATING D
- MODERN SHOWER ROOM

- WALKING DISTANCE TO BEACH
- EXTENDED TO THE REAR
- MODERN KITCHEN
- MUST BE VIEWED

Offers In Excess Of £125,000

15 NORTH VIEW NEWBIGGIN-BY-THE-SEA NORTHUMBERLAND NE64 6XX

****IMMACULATELY PRESENTED**** a two double bedroom mid terrace extended house perfectly positioned and within walking distance to the lovely Newbiggin promenade, sea and sandy beach. Close to the local shops and transport links. Benefits from gas central heating double glazing with Colonial style shutters. Comprises of, entrance hall, lovely light and spacious lounge with a walk in bay window, extended kitchen diner with a good range of units and complementing work tops, ground floor wc, first floor landing, two double bedrooms, modern shower room, externally there is a paved town garden to the front, courtyard to the rear with a garden shed. Internal inspection recommended to appreciate what this property has to offer.

GROUND FLOOR

HALLWAY

Entered via a double glazed composite door, half wood panelling to the walls, laminate flooring.



LOUNGE

13'11 x 15' (4.24m x 4.57m)

Lovely modern light and spacious lounge with a walk in double glazed bay window with Colonial style shutters, marble contemporary fireplace with electric fire, laminate flooring.



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KITCHEN DINER



DINING AREA

Laminate flooring, radiator, down lights to the ceiling.



GROUND FLOOR WC/CLOAKS

wc, wash hand basin set in a vanity unit, radiator, reclaimed wood effect tiled floor.



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EXTENDED KITCHEN

9'4 x 13'10 (2.84m x 4.22m)

With an excellent range of recently redesigned wall, base and drawer units with complementing work tops, sink with drainer and mixer tap, AEG double eye level oven, induction hob with extractor hood above, two Velux windows, radiator, reclaimed wood effect tiled floor, double glazed door to the rear, tiled floor.



FIRST FLOOR

LANDING

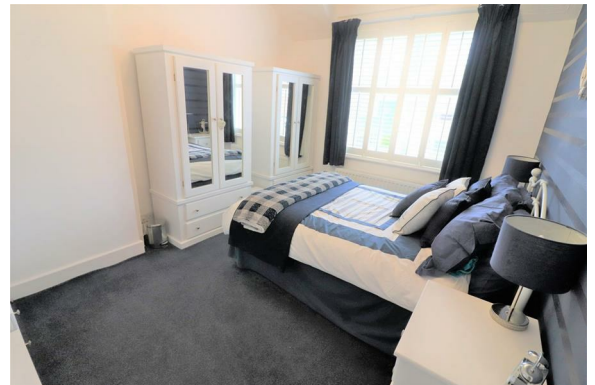
Storage cupboard, access to loft, half wood panelling to the walls.



BEDROOM ONE

12'10 x 9'7 (3.91m x 2.92m)

Double glazed window with Colonial style shutters, radiator.



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BEDROOM TWO

8'11 x 9'1 (2.72m x 2.77m)

Double glazed window with Colonial style shutters, radiator, mirrored wardrobes, laminate flooring.



SHOWER ROOM

Walk in double shower with water fall shower head and tiling around, half wood panelling to the walls, vanity display unit with wash hand basin and wc, double glazed window with Colonial style shutters, radiator, laminate flooring.



EXTERNALLY

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FRONT

Paved town garden to the front.



REAR

Court yard to the rear with gated access to the lane, garden shed.



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: 5923A

MORTGAGE

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PLEASE NOTE:

Your home may be repossessed if you do not keep up repayments on your mortgage.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		83
	66	
England & Wales	EU Directive 2002/91/EC 	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC 	



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