

RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

7 WOODLEA NEWBIGGIN-BY-THE-SEA NORTHUMBERLAND NE64 6HQ



- TWO BEDROOMS
- NO ONWARD CHAIN
- CORNER PLOT

- PERFECTLY POSITIONED
- SEMI DETACHED
- EPC RATING D

Price £75,000

7 WOODLEA NEWBIGGIN-BY-THE-SEA NORTHUMBERLAND NE64 6HQ

****IDEAL FIRST TIME BUY OR INVESTMENT****a two bedroom semi detached house perfectly positioned for all local shops and amenities within walking distance to the beach and sea front. The property to the front is overlooking a green. Benefits from gas central heating, double glazing and no ONWARD CHAIN. Comprises of entrance hall, lounge, kitchen, side porch. First floor landing, two bedrooms, shower room, garden and drive to the front, garden to the rear.

GROUND FLOOR

ENTRANCE

Double glazed window, radiator, storage cupboard.



LOUNGE / DINER

11' x 19'4 (3.35m x 5.89m)

Two double glazed windows, two radiators, fire surround with electric fire inset.



KITCHEN

Range of wall, base and drawer units with work surfaces, double oven, four ring gas hob, storage cupboards, double glazed window.

SIDE PORCH

With double glazed windows and double glazed door.

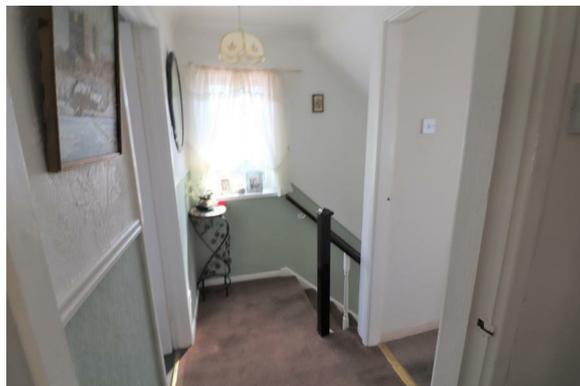
FIRST FLOOR



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LANDING

Double glazed window, access to the loft.



BEDROOM ONE

14'2 x 9'9 (4.32m x 2.97m)

Double glazed window, radiator, storage cupboard.



BEDROOM TWO

11'2 x 10'1 (3.40m x 3.07m)

Double glazed window, radiator, storage cupboard housing the Baxi boiler.



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BATHROOM/W.C.

Low level wc, wash hand basin, shower with shower fitment over, tiled upvc cladding to the walls, laminate flooring, double glazed window.



EXTERNALLY

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FRONT

Drive and low maintenance garden to the front and side,



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REAR

Enclosed garden to the rear which is paved.



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.

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.

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

FILE NUMBER

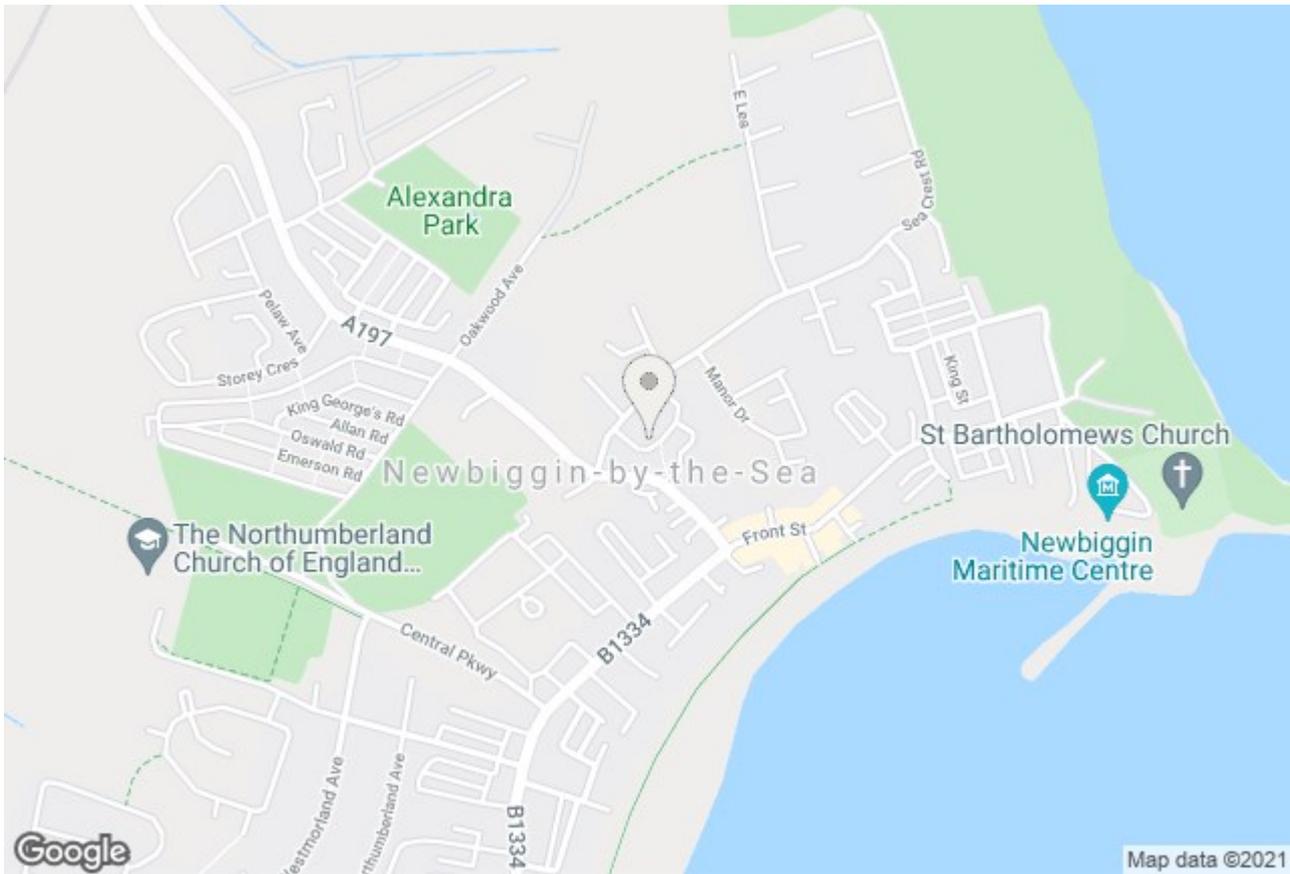
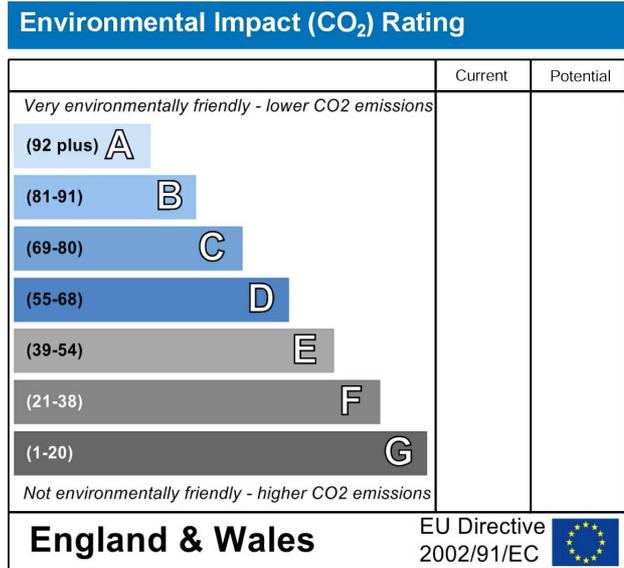
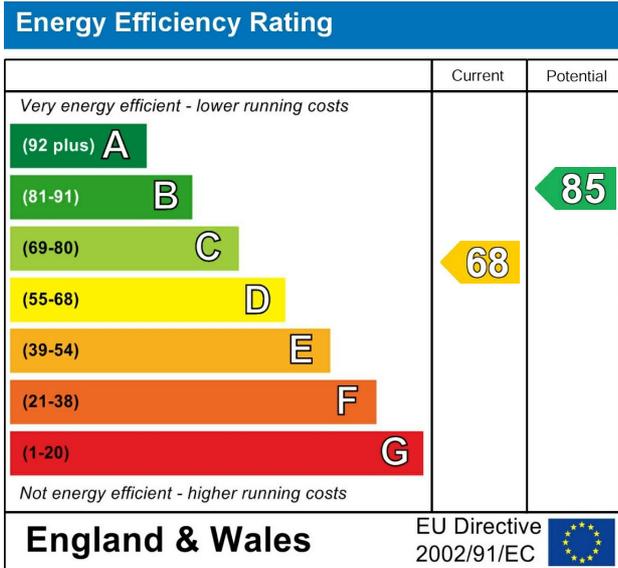
PLEASE QUOTE REFERENCE NO: 5908A

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