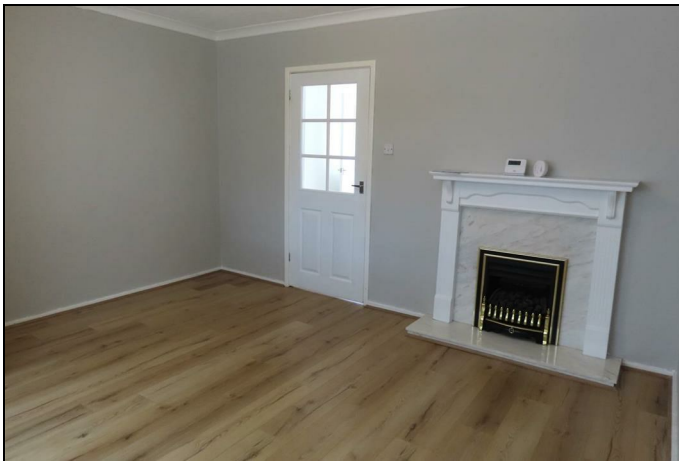


# RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

**75 LONG PARK NEWBIGGIN-BY-THE-SEA NORTHUMBERLAND NE64 6PN**



- TWO BEDROOMS
- WALKING DISTANCE TO THE BEACH
- COUNCIL TAX BAND A

- MID TERRACE HOUSE
- NO ONWARD CHAIN
- EPC RATING C

**Price £89,950**

# 75 LONG PARK NEWBIGGIN-BY-THE-SEA NORTHUMBERLAND NE64 6PN

Nestled on Long Park, Newbiggin-By-The-Sea, this terraced house presents an excellent opportunity for those seeking a comfortable and convenient home. Boasting two spacious double bedrooms, this property is ideal for couples, small families, or individuals looking for extra space.

The house features two inviting reception rooms, perfect for entertaining guests or enjoying quiet evenings at home. The layout is both practical and welcoming, allowing for a variety of living arrangements to suit your lifestyle.

One of the standout features of this property is its enviable location, just a short stroll from the beautiful beach. Imagine leisurely walks along the shore or enjoying the fresh sea air right on your doorstep. Additionally, the house is conveniently situated close to local amenities, ensuring that shops, cafes, and essential services are within easy reach.

For those who rely on public transport, the property benefits from transportation links, making commuting and exploring the surrounding areas a breeze.

With no onward chain, this home is ready for you to move in and make it your own without delay. Whether you are looking to invest or find your next home, this terraced house in Newbiggin-By-The-Sea offers a wonderful blend of comfort, convenience, and coastal charm. Don't miss the chance to view this lovely property and envision your new life by the sea.

## GROUND FLOOR

### LOBBY

Entered via a double glazed window, radiator.



### LOUNGE

12'5 x 13'3 (3.78m x 4.04m)

Double glazed window, radiator, laminate flooring, fire surround with marble back and hearth with gas living flame fire inset.





# 75 LONG PARK NEWBIGGIN-BY-THE-SEA NORTHUMBERLAND NE64 6PN

## DINING ROOM

8'9 x 13'4 (2.67m x 4.06m)

Double glazed window, storage cupboard, laminate flooring, radiator.

## KITCHEN

10'3 x 7' (3.12m x 2.13m)

Double glazed window, radiator, range of wall, base and drawer units with work tops, built in oven and hob with extractor fan above, tiled splash back, double glazed door to the rear.



## FIRST FLOOR LANDING

### BEDROOM ONE

10'4 x 13'5 (3.15m x 4.09m)

Double glazed window, radiator, two storage cupboards.



# 75 LONG PARK NEWBIGGIN-BY-THE-SEA NORTHUMBERLAND NE64 6PN

## BEDROOM TWO

11'1 x 8'11 (3.38m x 2.72m)

Double glazed window, radiator, two storage cupboards.



## BATHROOM

Double glazed window, shower cubicle with a upvc cladding splash back, low level wc, wash hand basin, tiled walls, heated towel rail.



## EXTERNALLY

# 75 LONG PARK NEWBIGGIN-BY-THE-SEA NORTHUMBERLAND NE64 6PN

## FRONT

Garden to the front.





# 75 LONG PARK NEWBIGGIN-BY-THE-SEA NORTHUMBERLAND NE64 6PN

## REAR

Yard to the rear with gated access to the lane.



## 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.

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: 6580A

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# Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>87</b>
(69-80) <b>C</b>	<b>70</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		



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