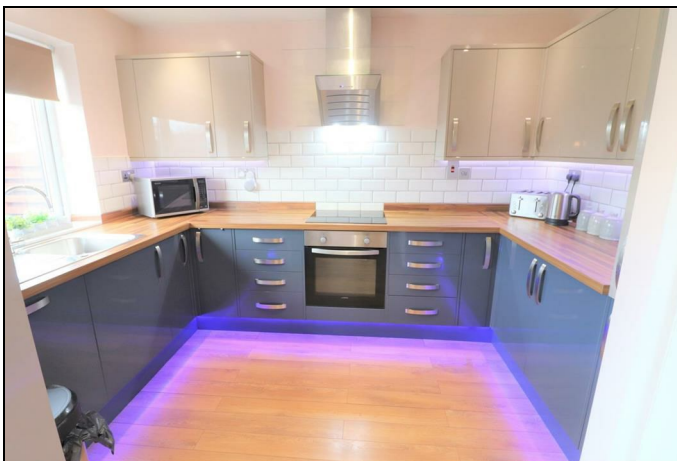


RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

**11 HILLCREST NORTH SEATON ESTATE ASHINGTON NORTHUMBERLAND
NE63 9SH**



- THREE BEDROOMS
- IDEALLY LOCATED
- LIGHT AND SPACIOUS LOUNGE
- RECOMMENDED VIEWING

- LINK DETACHED HOUSE
- MODERN KITCHEN AND BATHROOM
- EPC RATING C

Price £165,000

11 HILLCREST NORTH SEATON ESTATE ASHINGTON NORTHUMBERLAND NE63 9SH

****SPACIOUS LINK DETACHED HOME, OFFERING EXCELLENT FAMILY ACCOMMODATION**** Situated in unrivalled position with open aspect to front. The property benefits from double glazed windows and gas central heating. Spacious entrance hall with GROUND FLOOR CLOAKROOM off, TWO RECEPTION ROOMS, fitted MODERN kitchen, utility room to the rear. First Floor: 3 WELL PROPORTIONED MODERN BEDROOMS + combined REFITTED MODERN bathroom. Garden to the front, paved garden and GARAGE to the rear with off street parking.

GROUND FLOOR

UTILITY ROOM

Entered via a double glazed door, double glazed window, laminate flooring, base unit, plumbed for washing machine, larder unit, tiled walls.



HALL

Laminate flooring, downlights to ceiling, double glazed door to the front.



LOUNGE

18' 10 x 11'3 (5.49m 3.05m x 3.43m)

Light and spacious lounge with double glazed window to the front, coved ceiling, radiator.

DOWNSTAIRS WC

Low level wc, wash hand basin, radiator.



11 HILLCREST NORTH SEATON ESTATE ASHINGTON NORTHUMBERLAND NE63 9SH

KITCHEN / DINER



DINING AREA

7'10 x 9'1 (2.39m x 2.77m)

Laminate flooring, double glazed window, radiator, storage cupboard, downlights to the ceiling.



11 HILLCREST NORTH SEATON ESTATE ASHINGTON NORTHUMBERLAND NE63 9SH

KITCHEN

7'10 x 11'4 (2.39m x 3.45m)

An excellent range of modern wall, base and drawer units with complementing work surfaces, under plinth contemporary lighting, sink with drainer and mixer tap, tiled splash back, integrated fridge freezer, integrated dishwasher, electric oven, hob with extractor hood above, downlights



FIRST FLOOR LANDING

Storage cupboard, access to the boarded loft via pull down ladders.

BEDROOM ONE

11'10 x 11' (3.61m x 3.35m)

Double bedroom with a double glazed window, radiator, fitted wardrobes and dressing table.



11 HILLCREST NORTH SEATON ESTATE ASHINGTON NORTHUMBERLAND NE63 9SH

BEDROOM TWO

8' x 12'3 (2.44m x 3.73m)

Double bedroom with a double glazed window, radiator, storage cupboard.



BEDROOM THREE

11'11 x 6'7 (3.63m x 2.01m)

Modern bedroom with a double glazed bay window and radiator.



MODERN BATHROOM

A modern three piece suite comprising, shower bath with shower water fall head above, low level wc, wash hand basin set in a vanity display unit, downlighting, heated ladder towel rail, upvc cladding to the walls, double glazed window.



EXTERNALLY

11 HILLCREST NORTH SEATON ESTATE ASHINGTON NORTHUMBERLAND NE63 9SH

FRONT

Lawned garden with borders.



REAR

Enclosed yard with off street parking.



GARAGE

Single garage with electric door, power and lighting.



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.



11 HILLCREST NORTH SEATON ESTATE ASHINGTON NORTHUMBERLAND NE63 9SH

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

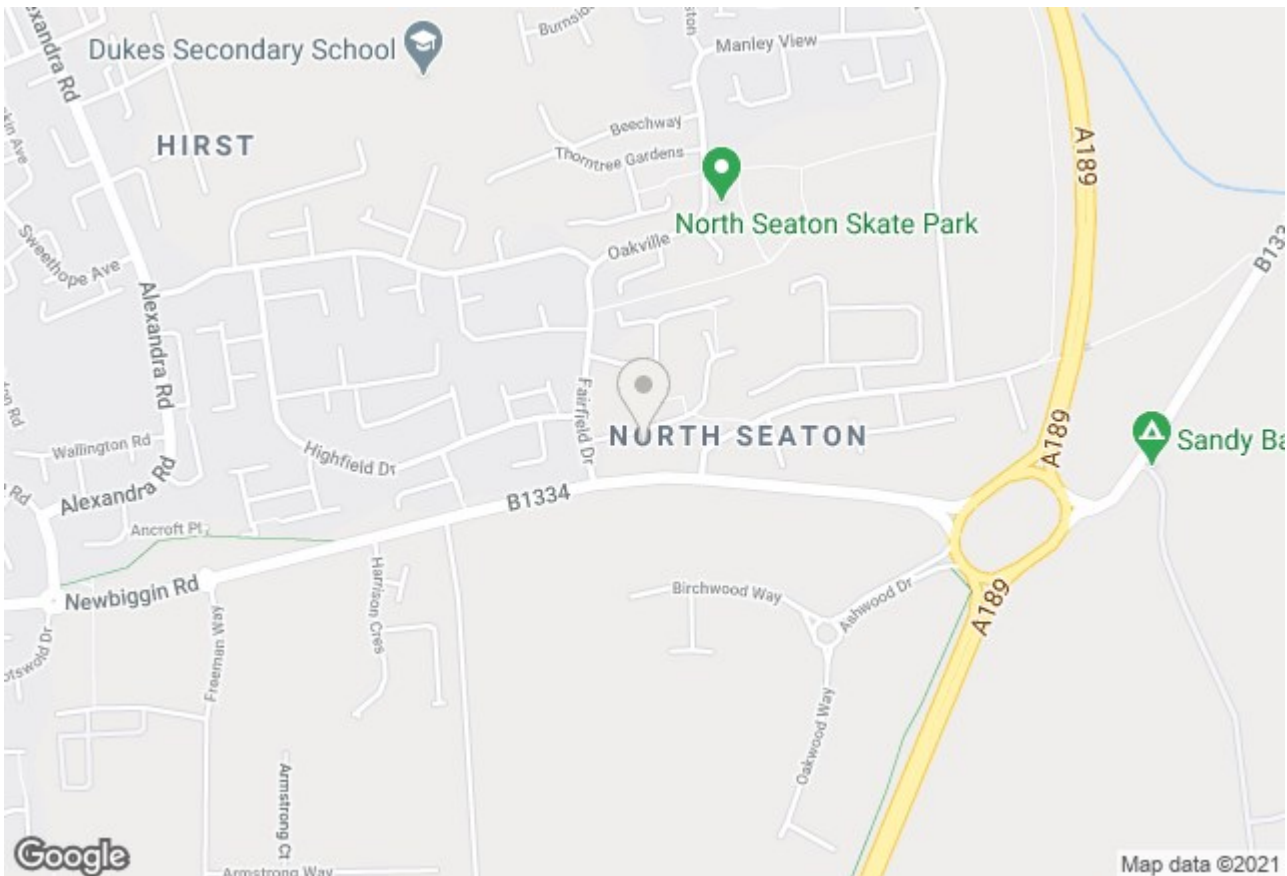
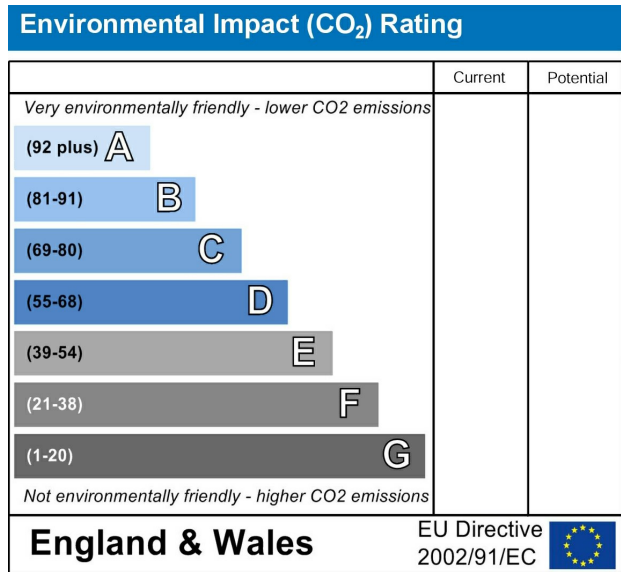
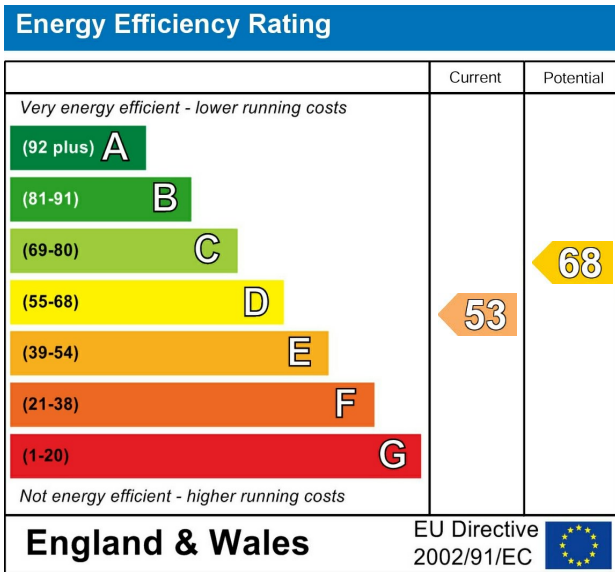
PLEASE QUOTE REFERENCE NO: 5860a

MORTGAGE

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.



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

