

# RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

**62 FRONT STREET NEWBIGGIN-BY-THE-SEA NORTHUMBERLAND NE64  
6PS**



- THREE BEDROOMS
- REFITTED KITCHEN
- WALKING DISTANCE TO THE SANDY BEACH
- MID TERRACE
- NO ONWARD CHAIN
- EPC RATING E

**Price £175,000**

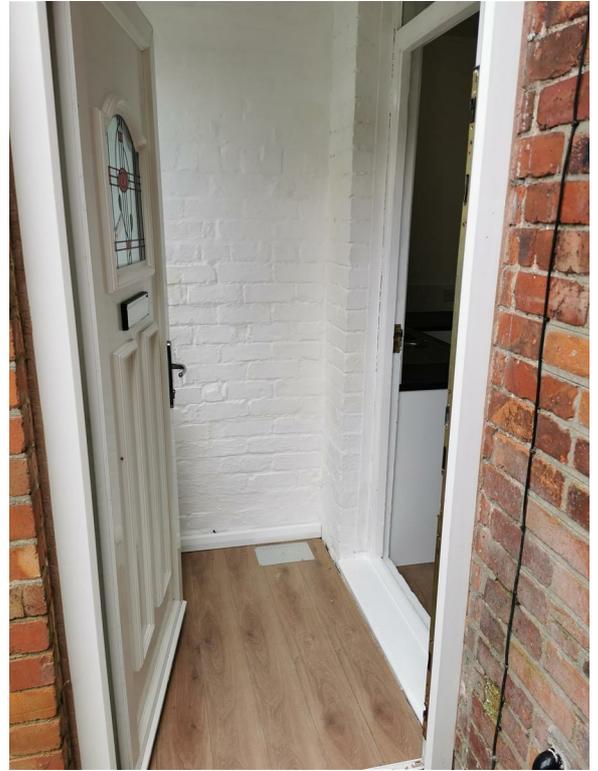
## 62 FRONT STREET NEWBIGGIN-BY-THE-SEA NORTHUMBERLAND NE64 6PS

**\*\*WALKING DISTANCE TO THE BEACH\*\***would make a lovely three bedroom family home, it is perfectly positioned and within walking distance to LOCAL SHOPS AND TRANSPORT LINKS. The property is being sold with NO ONWARD CHAIN, benefits from gas central heating and double glazing. Comprises of entrance lobby, hall, spacious lounge with double glazed bay window, refitted modern kitchen, downstairs wc, rear porch, first floor landing, two double bedrooms, refitted bathroom, second floor, master bedroom, refitted en suite. Small yard to the rear, Front town garden.

### GROUND FLOOR

#### LOBBY

Double glazed door.



HALL

Radiator.



## 62 FRONT STREET NEWBIGGIN-BY-THE-SEA NORTHUMBERLAND NE64 6PS

### LOUNGE

12'9 x 16'5 (3.89m x 5.00m)

Double glazed bay window, radiator, coved ceiling, ceiling rose.



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## REFITTED KITCHEN

12'2 x 9'11 (3.71m x 3.02m)

Range of wall and base units with work surface, sink with drainer and mixer tap.



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## DOWNSTAIRS WC

Low level wc, wash hand basin.



## REAR PORCH

Double glazed windows.

## FIRST FLOOR

## LANDING

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## BEDROOM TWO

10'1 x 16'3 (3.07m x 4.95m)

Double glazed bay window, radiator.



## BEDROOM THREE

12'1 x 8'3 (3.68m x 2.51m)

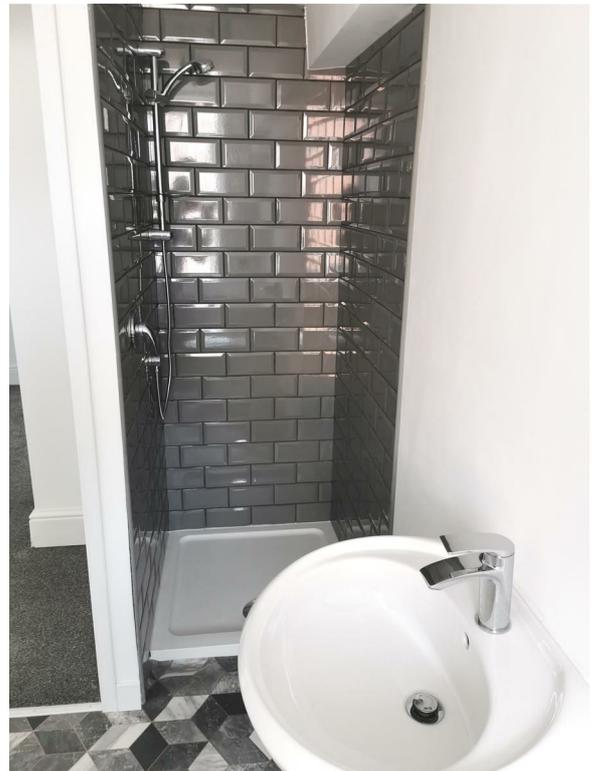
Double glazed window, radiator.



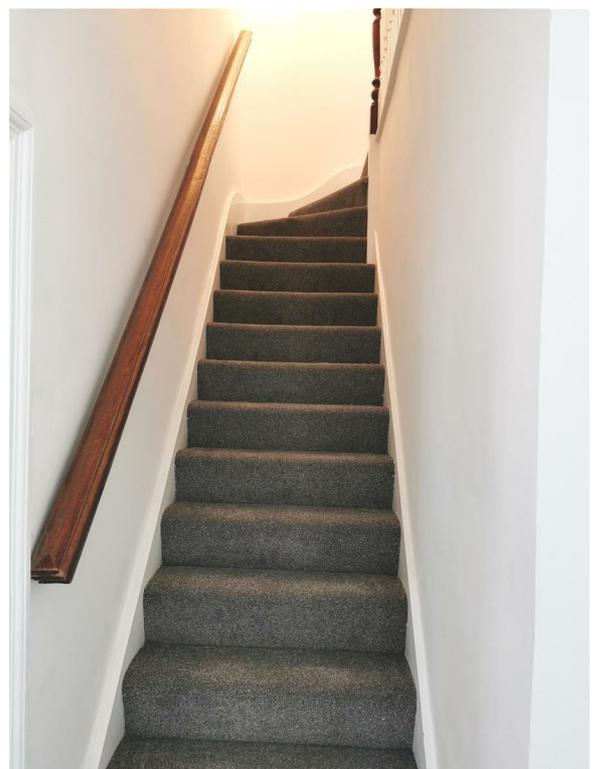
# 62 FRONT STREET NEWBIGGIN-BY-THE-SEA NORTHUMBERLAND NE64 6PS

## BATHROOM

Bath, low level wc, wash hand basin, combi boiler, radiator.



## SECOND FLOOR LANDING



## 62 FRONT STREET NEWBIGGIN-BY-THE-SEA NORTHUMBERLAND NE64 6PS

### MASTER BEDROOM

12'11 x 12'9 (3.94m x 3.89m)

Dorma style double glazed window, radiator.



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## EN-SUITE

Shower and wash hand basin, low level wc, tiled to the walls and floor.



## EXTERNALLY

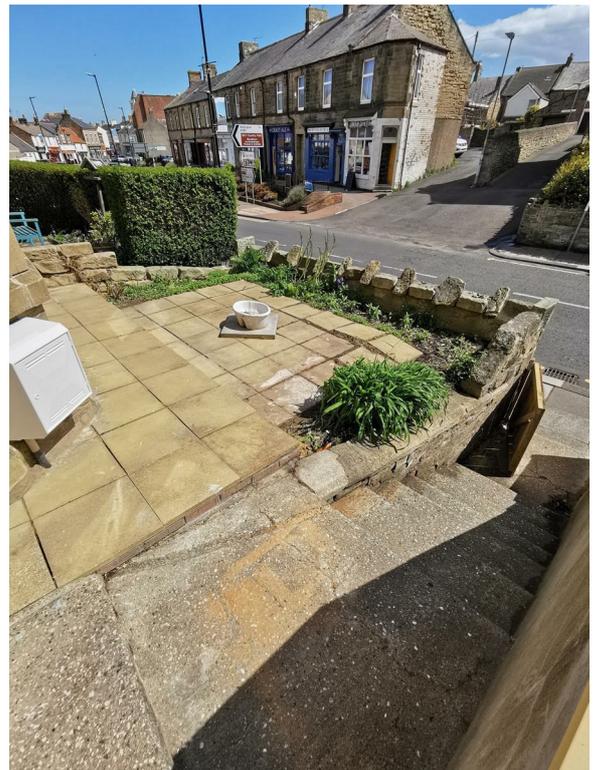
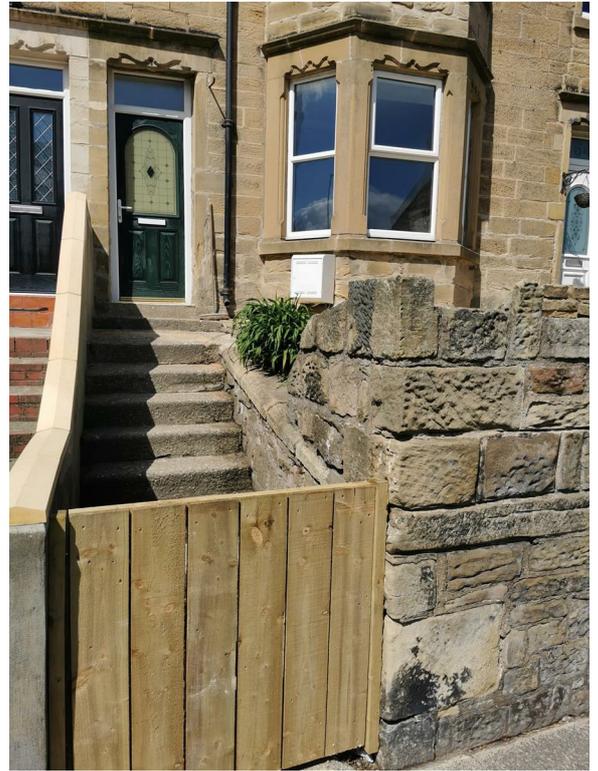
### REAR

Small yard to the rear.

# 62 FRONT STREET NEWBIGGIN-BY-THE-SEA NORTHUMBERLAND NE64 6PS

## FRONT

Town garden to the front.



## 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

# 62 FRONT STREET NEWBIGGIN-BY-THE-SEA NORTHUMBERLAND NE64 6PS

## 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 5739A

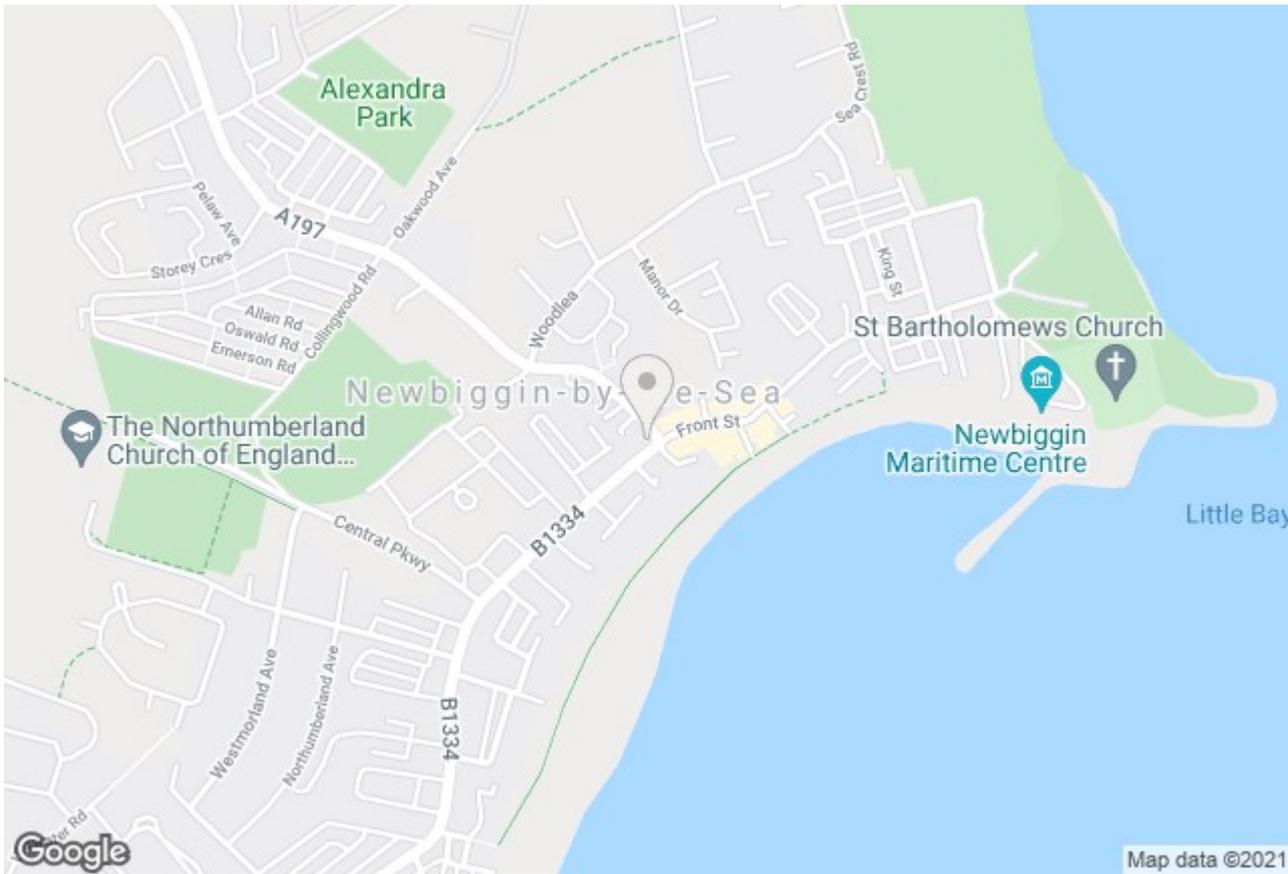
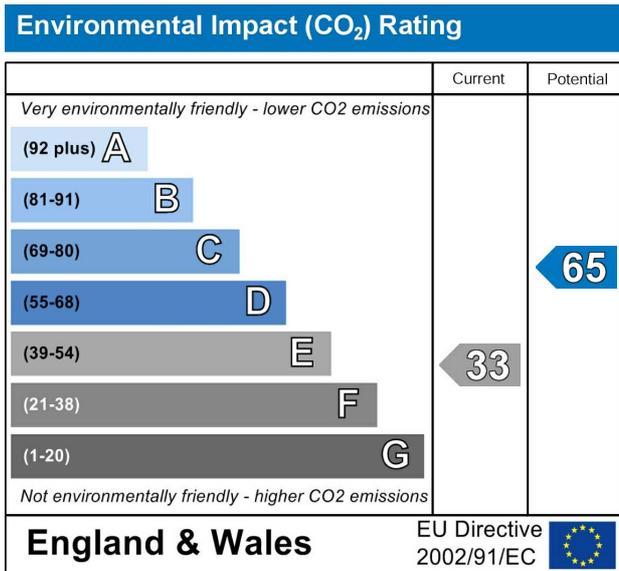
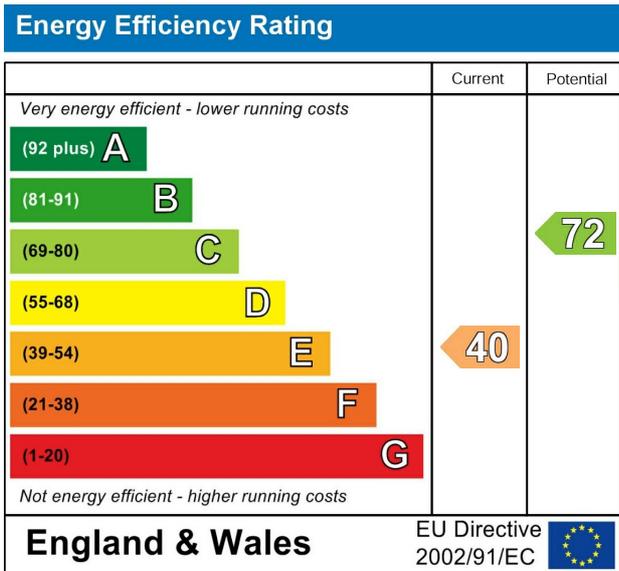
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