

## 21 BEACH TERRACE NEWBIGGIN-BY-THE-SEA NORTHUMBERLAND NE64 6XE



- FABULOUS SEA VIEWS
- MID TERRACE HOUSE
- A MUST TO VIEW

- WAS A THREE BEDROOM
- LIGHT AND SPACIOUS
- EPC RATING TBC

**Offers In Excess Of £225,000**

# 21 BEACH TERRACE NEWBIGGIN-BY-THE-SEA NORTHUMBERLAND NE64 6XE

**\*\*WITH FABULOUS SEA VIEWS\*\***A lovely two bedroom (ORIGINALLY 3 BEDROOM) mid terrace house is worth an **EARLY INTERNAL INSPECTION**. The property was previously a three bedroom. Situated in the ever so popular Newbiggin-by-the-sea, within walking distance to the promenade and all local amenities. Benefits from having solid wood internal doors, oak flooring, gas central heating and double glazing. Comprises of lobby, entrance hall, lovely lounge through to the dining room, kitchen, first floor landing, two double light and spacious bedrooms, modern family bathroom. Lovely garden to the front, yard to the rear.

## GROUND FLOOR

### LOBBY

Entered via a double glazed door, radiator, oak flooring, solid wood internal glazed door.

### HALLWAY

Radiator, oak flooring, solid wood internal glazed door.



### LOUNGE

13'3 x 22'9 (4.04m x 6.93m)

Lovely light and spacious lounge through to the dining room with a double glazed bay window to the front with fabulous views, vertical contemporary radiator, additional radiator, oak flooring, storage cupboard, solid wood internal door, double glazed patio doors to the rear.



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## KITCHEN

9'6 x 9'1 (2.90m x 2.77m)

With a good range of modern wall, base, drawer and larder units with wood work tops, built in double oven, gas four ring hob with extractor above, Belfast sink with mixer tap, radiator, two double glazed windows, tiled floor, solid wood internal glazed door, double glazed door to the rear.



## FIRST FLOOR

### LANDING

Spacious landing with a storage cupboard, access to the loft.

### MASTER BEDROOM

16'5 x 9'10 (5.00m x 3.00m)

A lovely light and spacious master bedroom ( was previously two bedrooms ) radiator, two double glazed windows with fabulous sea views, oak flooring, coved ceiling, solid wood internal door.



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## BEDROOM TWO

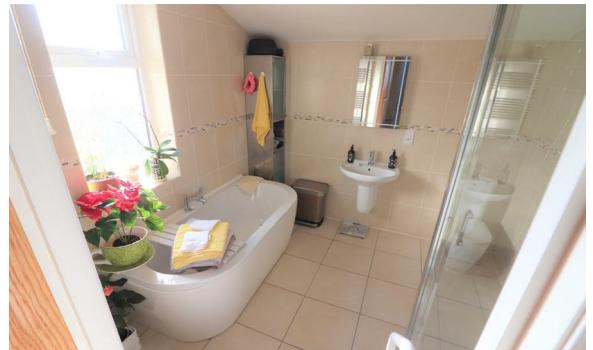
10'4 x 12'3 (3.15m x 3.73m)

Double glazed window to the rear, radiator, oak flooring, solid wood internal door.



## BATHROOM

Step down to the modern bathroom with a contemporary modern oval bath, low level wc, wash hand basin, walk in shower cubicle, heated chrome ladder towel rail, tiling to the walls, tiled flooring with under floor heating, double glazed window.



## EXTERNALLY

### FRONT

Garden to the front which is laid to lawn with borders and shrubs, sea views



### REAR

Enclosed yard.

### 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.

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## 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: 5854a

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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>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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



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