

96 NEWBIGGIN ROAD ASHINGTON NORTHUMBERLAND NE63 0TH



- THREE BEDROOMS
- FREEHOLD PROPERTY
- COUNCIL TAX BAND A

- NO ONWARD CHAIN
- EPC RATING C
- MAINS GCH/ELECTRIC/WATER,DRAINAGE & SEWERAGE

Offers Over £145,000

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****EXCELLENT TRANSPORT LINKS**** two double bedroom and additional single bedroom, spacious mid terrace house. The property is perfectly located for local amenities, schools and college, benefits from gas central heating and double glazing, also benefits from being sold with NO ONWARD CHAIN. Comprises of entrance lobby entered via a Composite door, hallway, spacious sunny aspect lounge, dining room, modern fitted kitchen. First floor spacious landing, modern bathroom, three bedrooms. Externally there is a garden to the front, yard and garage.

GROUND FLOOR

LOBBY

Entered via a double glazed door.

HALLWAY

LOUNGE

12'2 x 12'9 into bay (3.71m x 3.89m into bay)

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



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DINING ROOM

12'7 x 13'6 (3.84m x 4.11m)

Double glazed window, radiator, storage cupboard.



KITCHEN

Double glazed window, radiator, range of modern high gloss wall, base and drawer units with complimenting work tops, laminate flooring, oven, hob with extractor hood above, sink with drainer and mixer tap., double glazed door to the rear.



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FIRST FLOOR LANDING

Spacious landing with a double glazed window.



MASTER BEDROOM

10'8 x 12'7 (3.25m x 3.84m)

Double glazed window, radiator.



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BEDROOM TWO

10'4 x 12'2 (3.15m x 3.71m)

Double glazed window, radiator.



BEDROOM THREE

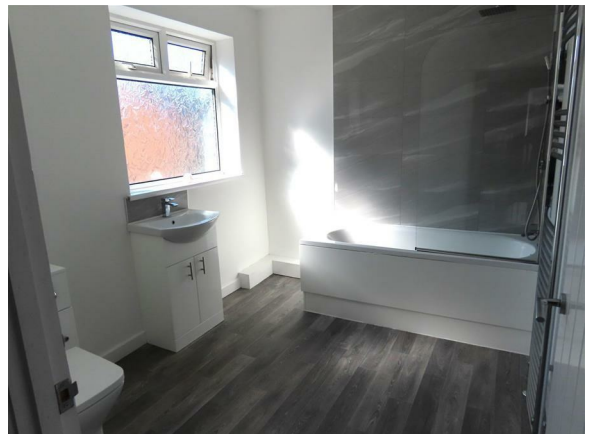
9'1 x 6'10 (2.77m x 2.08m)

Double glazed window, radiator.



BATHROOM

Double glazed window, modern bath with shower over and shower screen, low level wc, wash hand basin set in a vanity unit, tiled splash back, laminate flooring, heated towel rail.



EXTERNALLY

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FRONT

Town garden to the front with gated access to the street.



REAR

Enclosed yard to the rear, with a door to the garage.



GARAGE

Single garage with wooden doors

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

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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.

MATERIAL INFORMATION ASHINGTON

Material information is no substitute for professional advice, and consumers should be aware that the information collected may not accurately reflect the full extent of the property condition which would be covered through a home survey.

Efforts have been made to ascertain as much information as possible with regards to material information but this information is not exhaustive and cannot be fully relied upon, purchasers will need to seek further clarification from their legal advisor.

Electricity Supply - Mains

Water Supply - Mains

Sewerage Supply - Mains

Heating - Mains GCH

Broadband - Available - Including Ultrafast broadband. (Ofcom Broadband checker August 2026)

Flood Risk - River and Sea - Low Risk

Planning Permission - There are currently no planning permission for 96 Newbiggin Road

<https://publicaccess.northumberland.gov.uk/online-applications/simpleSearchResults.do?action=firstPage>

Coalfield & Mining Areas - The Coal Authority indicate that this property is located on coalfield. Your legal advisor will be able to advise you of any implications of this.

There has been no failed transactions on the property, please contact us should you wish further information.

VIEWING

BY APPOINTMENT WITH OUR ASHINGTON OFFICE (01670) 812145/ashington@rickard.uk.com. FILE NO: 6685A

MORTGAGE

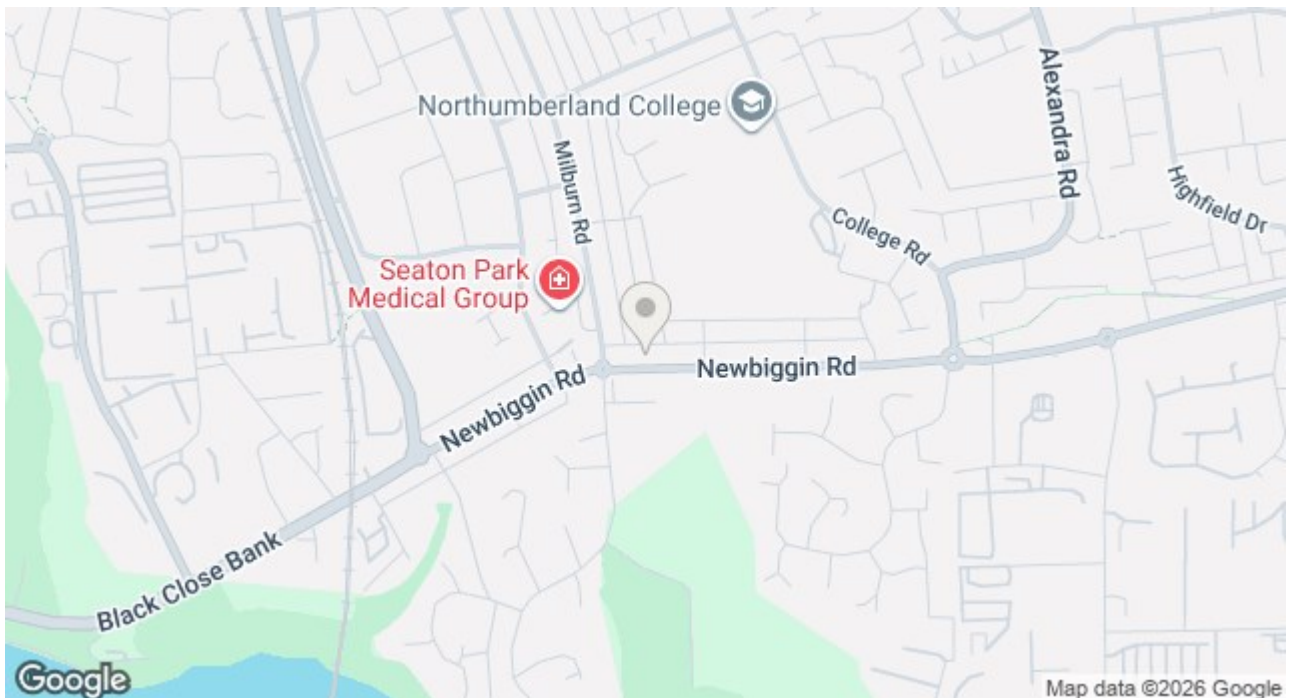
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		



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Registered in England company number 6314212

VAT registration number 175 8808 19

Regulated by RICS

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