



### 3 bed terraced house to buy in

North View, Newbiggin-by-the-Sea,  
Northumberland, NE64 6XX

**£165,000** Offers Over

🏠 x3 🚿 x1 🚿 x1

Tenure

**Freehold**

On Street parking

### Property features

- ✓ Larger Style Terraced House
- ✓ Extended Ground Floor
- ✓ Upgraded Kitchen & Bathroom
- ✓ Beautifully Presented Throughout
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Mobile signal: Good

## Description

\*\*\*LARGER STYLE TERRACED HOUSE - EXTENDED TO REAR - THREE BEDROOMS - OPEN PLAN LOUNGE/KITCHEN/DINER - UPGRADED KITCHEN & BATHROOM - MODERN PRESENTATION THROUGHOUT - ENCLOSED YARD TO REAR - CLOSE TO SEA FRONT - VIEW NOW\*\*\*

Pattinson Estate Agents proudly present this larger style three bedroom terraced house situated on North View in the popular seaside town of Newbiggin By The Sea. A highly sought after location just a short stroll away from the beautiful sandy beach and promenade. The town offers an array of shops and leisure facilities as well as the golf course, leisure centre and maritime centre. Josephine Butler primary school is within walking distance.

The ground floor has been extended to create a modern lounge/kitchen/diner and is tastefully presented throughout. Warmed via gas central heating (combi boiler) and with Upvc double glazing we anticipate a high level of interest. Early viewings are essential to avoid disappointment.

Briefly comprising; open plan lounge, dining room and kitchen. To the first floor three bedrooms and bathroom. Externally to the front a low maintenance decked garden area with composite gate for access. To the rear an enclosed yard with new paving, shed and gate for access. Parking on street.

To arrange your viewing please contact our Ashington Team

Council Tax Band: A

Tenure: Freehold

Price: Offers Over £165,000

Property Type: Terraced House

Parking: On Street

Construction materials: Brick and block

Roofing type: Slate tiles

Heating: Gas

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Mobile signal coverage: Good

## Lounge

4.29m x 4.11m (14'0" x 13'5")

Main access door to the front and French doors opening into the front garden. Understair storage cupboard, wall mounted TV point, two vertical radiators, stairs to first floor, light oak wood effect flooring, spotlights to the ceiling, open archway into the dining area.



## Lounge Additional



## Dining Area

4.31m x 2.20m (14'1" x 7'2")

Two double full length high gloss storage cupboards with brushed steel handles, two vertical radiators, space for dining table, spotlights to the ceiling, light oak wood effect flooring, open aspect into the kitchen.



## Dining Area Additional



## Kitchen

5.00m x 1.95m (16'4" x 6'4")

Window to the rear and two velux roof windows. A modern fitted kitchen with a range of cream high gloss floor and drawer units with solid wood worktops and tiled splashbacks, integrated electric oven and hob, one and a half white sink and drainer with chrome mixer tap, plumbing for washing machine and dishwasher, housed gas combi boiler, light oak wood effect flooring, spotlights to the ceiling. Secure access door into the yard.



## Kitchen Additional



## First Floor Landing

Glass balustrade and brushed steel handrail, loft access hatch and spotlights to the ceiling.



## First Floor Landing Additional



## Master Bedroom

3.44m x 2.89m (11'3" x 9'5")

Window to the front, radiator.



## Master Bedroom Additional



## Bedroom Two

3.19m x 2.88m (10'5" x 9'5")

Window to the rear, two full length fitted double wardrobes, light oak wood effect flooring, radiator.



## Bedroom Two Additional



## Bedroom Three

Window to the front, light oak wood effect flooring, vertical radiator. Currently used as a study.



## Bedroom Three Additional



## Bathroom

2.12m x 1.69m (6'11" x 5'6")

Frosted window to the rear. A modern white suite comprising panelled bath with mixer shower tap, electric shower over and glass screen door, wash hand basin with mixer tap and vanity storage beneath push flush w.c, chrome heated towel rail, wall mounted vanity storage, spotlights to the ceiling, patterned vinyl flooring.



## Bathroom Additional



## Rear Yard/Seating Area

5.01m x 3.15m (16'5" x 10'4")

A quaint enclosed yard which is half covered creating a private space for relaxing or entertaining. There is a timber shed, secure access gate at the rear and new paving throughout.



## Rear Yard Additional



## Rear Elevation



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## Front Elevation

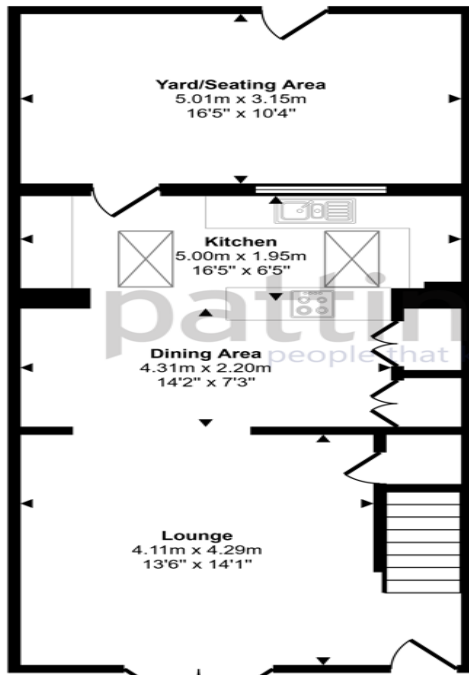


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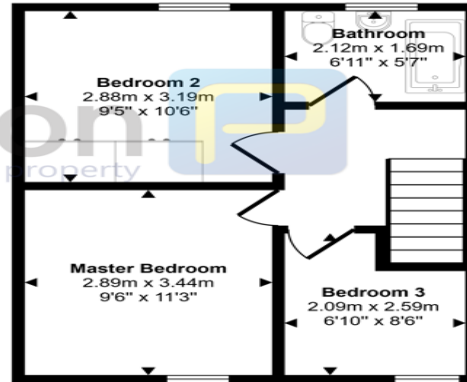
## Front Garden



Approx Gross Internal Area  
96 sq m / 1033 sq ft



Ground Floor  
Approx 61 sq m / 662 sq ft



First Floor  
Approx 34 sq m / 371 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		87
(69-80) <b>C</b>	72	
(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		
England, Scotland & Wales		EU Directive 2002/91/EC

North View, Newbiggin-by-the-Sea, Northumberland, NE64 6XX

Contact your local branch today for more information on this property:  
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<https://www.gandtproperties.co.uk/>

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