



To buy

pattinson 

### 3 bed terraced house to buy in

Beach Terrace, Newbiggin by the Sea,  
Newbiggin-by-the-Sea, Northumberland,  
NE64 6XE

# £240,000

 x3  x1  x1

Tenure

**Freehold**

### Property features

- ✓ Three Bedrooms
- ✓ Terrace House
- ✓ D/G & GCH
- ✓ Coastal Village Location
- ✓ EPC Rating D

On Street parking

## Key Information

- ✓ Council Tax: Band B
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water

## Description

\*\*\*THREE BEDROOMS - TERRACE HOUSE - SEA VIEWS - NO ONWARD CHAIN\*\*\*

Located at Beach Terrace in Newbiggin-by-the-Sea, the property is enriched by the charm of its seaside locale. This provides a serene atmosphere and wholesome neighbourhood charm, making it an attractive spot for both locals and newcomers.

Benefitting from GCH (back boiler) and double glazing the property briefly comprises: entrance hallway with stairs to first floor, lounge, dining room and kitchen. Three bedrooms to the first floor and a family bathroom.

Loft access from the landing with ladders and loft is boarded offering ample storage space.

A well maintained mature garden to the front and yard to rear with access to outhouse which is plumbed for washing machine, roller shutter garage door offering off street parking.

This terraced house presents an excellent purchase with ample room for customisation and improvement. For those who appreciate the comforts of coastal living, this three-bedroom house in Newbiggin by the Sea is an opportunity not to be missed.

Call us today to arrange your viewing 01670 568096

Council Tax Band: B

Tenure: Freehold

Price: £240,000

Property Type: Terraced House

USPs: Requires updating

Parking: On Street

Heating: Gas

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

## Entrance Lobby

Via double glazed door  
-Door to hallway



## Hallway

Radiator  
-Stairs to first floor



## Living Room

3.71m x 3.98m (12'2" x 13'0")

Double glazed window to front  
-Radiator



## Dining Room

4.19m x 3.61m (13'8" x 11'10")

Double glazed window to rear  
-Radiator  
-Storage cupboard  
-Wall mounted gas fire



## Kitchen

2.22m x 1.95m (7'3" x 6'4")

Double glazed window and door to rear  
-Fitted wall and base units with work tops  
-1 1/2 stainless steel sink and drainer unit  
-Integrated electric oven & hob with extractor hood  
-Radiator



## External Outhouse/Utility

- Plumbed for washing machine
- Power & lighting
- Sink and drainer unit



## First Floor Landing

- Loft access
- Storage cupboard



## Bedroom 1

3.10m x 4.32m (10'2" x 14'2")

- Double glazed window to front
- Fitted mirror wardrobes
- Radiator



## Bedroom 2

2.93m x 3.43m (9'7" x 11'3")

- Double glazed window
- Radiator
- Fitted storage units and cupboard



## Bedroom 3

2.04m x 2.48m (6'8" x 8'1")

- Double glazed window
- Radiator



## Bathroom

- Double glazed window
- Panelled bath with electric shower over & screen
- Pedestal wash hand basin
- Low level wc
- Cupboard



## Front Garden

- Well maintained with mature shrubs and borders
- Paved patio area

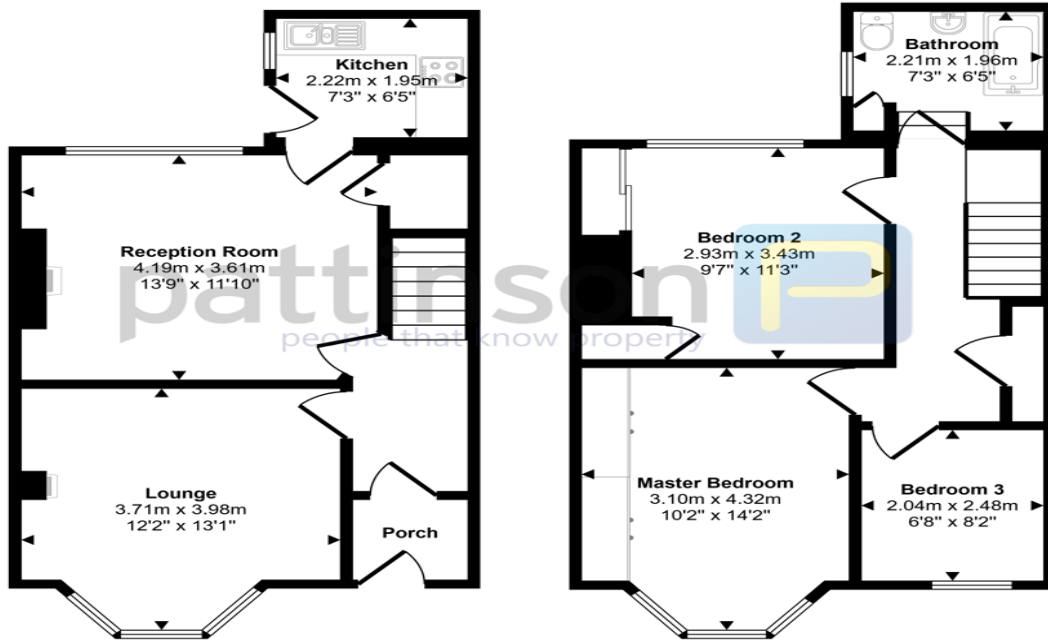


## Rear Yard

- With roller shutter garage door
- Access to outhouse/utility room



Approx Gross Internal Area  
87 sq m / 936 sq ft



**Ground Floor**  
Approx 43 sq m / 459 sq ft

**First Floor**  
Approx 44 sq m / 477 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>			
(69-80) <b>C</b>			77
(55-68) <b>D</b>		63	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

Beach Terrace, Newbiggin by the Sea, Newbiggin-by-the-Sea, Northumberland, NE64 6XE

Contact your local branch today for more information on this property:  
**134 High Street, Peterborough, Cambridgeshire, PE2 8DP, [www.mandairs.co.uk](http://www.mandairs.co.uk)**

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