



## 2 bed terraced house to buy in

Woodhorn Farm, Newbiggin-by-the-Sea,  
Newbiggin-by-the-Sea, Northumberland,  
NE64 6AH

# £120,000

 x2
  x1
  x1

Tenure

**Freehold**

## Property features

- ✓ Two Double Bedrooms
- ✓ Driveway & Garden
- ✓ Coastal Location
- ✓ EPC Rating D

Driveway parking

Garden

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTP (fibre to the premises)
- ✓ Mobile signal: Good

## Description

Located in the Woodhorn Farm development in Newbiggin-By-the-sea, a popular coastal town in Northumberland, this property is perfect for first time buyers or those looking to downsize.

Newbiggin offers a range of local shops along the seafront, with cafes, restaurants, convenience stores and salons as well as leisure facilities and more. The beautiful coast is within walking distance of the property and provides scenic walks and fun days out.

There are regular buses from Newbiggin to larger towns and villages such as Ashington, where there is a wider range of shops, schools and facilities, as well as a train station with regular services running to Newcastle City Centre.

The property itself briefly comprises; Entrance hallway, kitchen, living-dining room and WC to the ground floor. To the first floor are two double bedrooms and a bathroom. Externally, the property benefits from a driveway to the front and an enclosed garden laid with decking and gravel to the rear.

For more information or to book a viewing, please call the Morpeth office.

Council Tax Band: A

Tenure: Freehold

Price: £120,000

Property Type: Terraced House

USPs: Garden

Parking: Driveway

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: Yes

Sewerage: Standard UK domestic

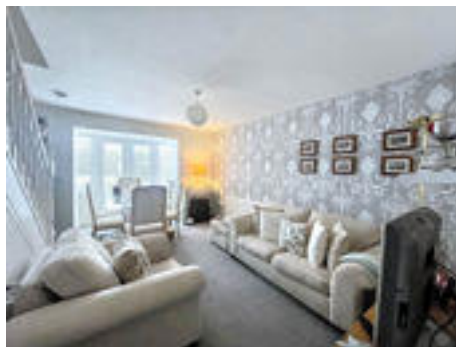
Air conditioning: No

Broadband: FTTP (fibre to the premises)

Mobile signal coverage: Good

## Living Room

Living-dining room with carpeted flooring, French doors to the rear garden, central heating radiator, stairs to the first floor.



## Kitchen

Fitted with a range of wall and base units, plumbed for a washer, space for fridge-freezer, gas hob, electric oven and extractor fan, as well as stainless steel sink with mixer tap and drainer. Double glazed window to front elevation, vinyl flooring and tiled backsplash.



## WC

Fitted with WC, hand wash basin and central heating radiator.



## Bedroom One

Spacious double bedroom with carpeted flooring, central heating radiator and a two large double glazed windows to front elevation.



## Bedroom Two

Double bedroom with carpeted flooring, central heating radiator and double glazed window to rear elevation, as well as a storage cupboard.



## Bathroom

Fitted suite comprising; WC, hand wash basin and shower cubicle, tiled walls and flooring.




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## External

To the front of the property is a driveway, to the rear is an enclosed garden laid with decking and gravel, ideal for those who require a low maintenance space.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		91
(69-80) <b>C</b>		
(55-68) <b>D</b>	57	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 

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NE64 6AH

Contact your local branch today for more information on this property:  
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