



## Woodhorn Farm

### Newbiggin-by-the-sea

Well presented two bedroomed end terraced house in Newbiggin by the Sea. The property briefly comprises of entrance hall, fitted kitchen, cloakroom and spacious modern living room downstairs while upstairs there are two double bedrooms and a family bathroom. Externally you will find a small front garden, an enclosed lawned rear garden and an allocated parking space behind.

## Offers Over: £120,000

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### PROPERTY DESCRIPTION

#### ENTRANCE HALLWAY

Composite entrance door, laminate flooring, double radiator, storage cupboard.



#### CLOAKS/WC

Low level WC, pedestal wash hand basin, vinyl flooring, single radiator.

#### LOUNGE 12'8 (3.86) down to 9'11 (3.02) x 14'10 (4.52) plus bay window

Double glazed window to rear, french doors to garden, single radiator, television point.



#### KITCHEN/DINING ROOM 8'1 (2.46) x 6'2 (1.88)

Double glazed window to front, range of wall, floor and drawer units with co ordinating roll edge work surfaces, stainless steel sink unit and drainer with mixer tap, tiled splash backs, built in electric fan assisted oven, gas hob with extractor fan above, space for fridge/freezer, plumbed for washing machine/dishwasher, laminate flooring.

#### FIRST FLOOR LANDING

Loft access.



#### BEDROOM ONE 8'1 (2.46) x 12'11 (3.94)

Double glazed window to front, single radiator.

#### BEDROOM TWO 12'10 (3.91) max x 8'4 (2.54)

Double glazed window to front, single radiator.



**BATHROOM/WC**

3 piece suite comprising: mains shower over panelled bath, pedestal wash hand basin, low level WC, double glazed window to side, single radiator, part tiling to walls, vinyl flooring.

**FRONT GARDEN**

Laid mainly to lawn, driveway.

**REAR GARDEN**

Laid mainly to lawn, patio area, allocated parking to rear, separate gravelled area.

**PRIMARY SERVICES SUPPLY**

- Electricity: Mains
- Water: Mains
- Sewerage: Mains
- Heating: Gas
- Broadband:
- Mobile Signal Coverage Blackspot: No
- Parking: Driveway, allocated parking space.

**TENURE**

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

**COUNCIL TAX BAND: A**

**EPC RATING: C**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		







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