



## King Georges Road

### Newbiggin-by-the-sea

Three bedroom terraced house in the coastal town of Newbiggin By The Sea. The property briefly comprises of a large living room, fitted kitchen and bathroom downstairs. To the first floor there are three bedrooms and a shower room. Externally you will find a good sized garden laid mainly to lawn. The property has the added advantage of having no onward chain

# £85,000

ROOK  
MATTHEWS  
SAYER

01670 850 850  
2 Laburnum Tce, Ashington, NE63 0XX

[www.rookmatthewssayer.co.uk](http://www.rookmatthewssayer.co.uk)  
[ashington@rmsestateagents.co.uk](mailto:ashington@rmsestateagents.co.uk)



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## PROPERTY DESCRIPTION

### **LOUNGE 14'4 (4.37) into alcove x 14'0 (4.27)**

Double glazed window to front, double radiator, fire surround, gas fire, built in storage cupboard, television point, coving to ceiling, laminate flooring.



### **KITCHEN 6'6 (1.98) x 17'7 (5.36)**

Double glazed window to rear, single radiator, range of wall, floor and drawer units with coordinating 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, tiling to floor.



### **BATHROOM/WC ground floor 5'11 (1.80) x 5'11 (1.80)**

3 piece suite comprising: mains shower over panelled bath, wash hand basin (set in vanity unit), low level WC, heated towel rail, tiling to walls, tiled flooring, cladding to ceiling.

### **FIRST FLOOR LANDING**

Loft access.



### **BEDROOM ONE 9'2 (2.79) plus alcove x 14'9 (4.50)**

Double glazed window to front, single radiator, built in cupboard.

### **BEDROOM TWO 6'3 (1.91) x 12'11 (3.94)**

Double glazed window to rear, single radiator.



**BEDROOM THREE 7'1 (2.16) x 11'9 (3.58)**  
Double glazed window to front, single radiator.

**SHOWER ROOM**  
Double glazed window to rear, low level WC, wash hand basin (set in vanity unit), electric shower, tiling to walls, tiling to floor.

**REAR GARDEN**  
Laid mainly to lawn.

**PRIMARY SERVICES SUPPLY**  
Electricity: Mains  
Water: Mains  
Sewerage: Mains  
Heating: Gas  
Broadband: Cable  
Mobile Signal Coverage Blackspot: No  
Parking: On Street

**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:**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		







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