



Matfen Terrace

Newbiggin-by-the-sea

Stunning three bedroom mid terraced home within easy reach of Newbiggin sea front. The property briefly comprises of; entrance lobby, hallway, dining room, lounge and kitchen. To the first floor there are three well proportioned bedrooms and a four piece family bathroom. Externally there is a small front garden and rear yard. Early viewing advised.

£129,950

ROOK
MATTHEWS
SAYER

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PROPERTY DESCRIPTION

ENTRANCE

Part glazed composite entrance door, tiling to floor.

ENTRANCE HALLWAY

Stairs to first floor landing, single radiator.

LOUNGE AREA 12'11 (3.94) into alcove x 11'10 (3.61)

Double glazed window to front, single radiator, fire surround with solid fuel inset and hearth, television point.

DINING AREA 12'11 (3.94) into alcove x 11'8 (3.56)

Double glazed window to rear, double radiator.

KITCHEN 7'11 (2.41) x 10'2 (3.10)

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

FIRST FLOOR LANDING

Loft access, built in storage cupboard.

BEDROOM ONE 12'6 (3.81) x 8'10 (2.69) plus alcove

Double glazed window to front, single radiator, fitted wardrobes.

BEDROOM TWO 9'6 (2.90) plus alcove x 11'3 (3.43)

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



BEDROOM THREE 6'5 (1.96) x 8'1 (2.46)

Double glazed window to front, single radiator.



BATHROOM/WC

4 piece suite comprising: panelled bath, wash hand basin (set in vanity unit), panelled bath, mains shower cubicle, low level WC, spotlights, double glazed window to rear, heated towel rail, laminate flooring, tile effect panels to walls.



SMALL FRONT GARDEN

Low maintenance garden.



PRIVATE YARD TO REAR

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband:

Mobile Signal Coverage Blackspot: No

Parking:

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 | | 84 B |
| 69-80 | C | 71 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |





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