



## Beach Terrace

### Newbiggin-by-the-sea

Fantastic three bedroom terraced house with outstanding views of Newbiggin Bay, close to local amenities and with excellent transport links. The property briefly comprises of an entrance porch, hallway, beautiful living room with double glazed French doors to the front garden with views over the bay, a dining room, fitted kitchen and conservatory. To the first floor there are three bedrooms, two of which have fitted wardrobes and a four piece contemporary bathroom. Externally you will find an established garden laid to mainly to lawn to the front and a private yard to the rear. Viewing recommended to appreciate the views afforded to this property.

# £270,000

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

#### ENTRANCE PORCH

Part glazed composite entrance door.

#### ENTRANCE HALLWAY

Laminate flooring single radiator.



#### LOUNGE 13'5 (4.09) into alcove x 15'0 (4.57)

Double glazed window to front, double glazed patio doors to front, fire surround with solid fuel inset and hearth, television point, double doors to dining room, laminate floor.

#### DINING ROOM 13'7 (4.15) into alcove x 11'11 (3.63)

Double radiator, brick fireplace, built in cupboard.



#### KITCHEN 7'4 (2.24) x 7'4 (2.24)

Double glazed window to rear, double radiator, range of wall, floor and drawer units with co ordinating roll edge work surfaces, co ordinating sink unit and drainer with mixer tap, tiled walls, built in electric fan assisted oven, electric hob, plumbed for washing machine/dishwasher, tiling to floor.

#### CONSERVATORY 7'10 (2.39) x 7'10 (2.39)

Sliding doors to rear yard, laminate flooring.



#### FIRST FLOOR LANDING

Loft access.

#### BEDROOM ONE 8'4 (2.54) x 11'5 (3.48)

Double glazed window to front- fantastic views of the bay, single radiator, fitted wardrobes.



**BEDROOM TWO 9'1 (2.77) x 11'2 (3.40)**

Double glazed window to rear, single radiator, fitted wardrobes and drawers.

**BEDROOM THREE 6'6 (1.98) x 8'2 (2.48)**

Double glazed window to front, single radiator.

**BATHROOM/WC**

4 piece suite comprising: panelled bath, wash hand basin (set in vanity unit), electric shower cubicle, low level WC, double glazed window to rear, heated towel rail, tiling to walls, tiled flooring.

**FRONT GARDEN**

Laid mainly to lawn, bushes and shrubs, flower borders, fencing surrounds.

**PRIVATE YARD TO REAR****PRIMARY SERVICES SUPPLY**

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas, multi fuel wood burner/open fire

Broadband:

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: B**

EPC RATING: TBC





