



## King Georges Road Newbiggin-by-the-sea

- Three Bedroom
- Mid Terrace Home
- Coastal Location
- Ideal for Investors
- For Sale By Auction

**Auction Guide Price: £60,000**



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

ROOK  
MATTHEWS  
SAYER

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

# King Georges Road

Newbiggin-by-the-sea

## PROPERTY DESCRIPTION

### ENTRANCE

UPVC entrance door, stairs to first floor landing.

### CLOAKS/WC

Low level WC, wash hand basin, tiling to floor, double glazed window.

### LOUNGE 15'1 (4.59) x 14'10 (4.52) into alcove

Double glazed window to front, fire surround with inset and hearth, built in storage cupboard, coving to ceiling, ceiling rose.

### KITCHEN 6'7 (2.00) x 17'2 (5.23)

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, built in electric fan assisted oven, gas hob with extractor fan above, space for fridge/freezer, tiling to floor.

### FIRST FLOOR LANDING

Loft access.

### BEDROOM ONE 8'11 (2.72) x 14'8 (4.47)

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

### BEDROOM TWO 6'6 (1.98) x 11'9 (3.58)

Double glazed window to rear, single radiator.

### BEDROOM THREE 7'8 (2.33) max down to 4'3 x 11'9 (3.58)

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 rear, heated towel rail, part tiling to walls, tiled flooring.

### REAR GARDEN

Bushes and shrubs.

### PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

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: A

### EPC RATING:

### EPC TO FOLLOW

AS00010255.GD.LD.14/06/2025.V.1



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