



Manor Drive

Newbiggin-by-the-sea

Well presented three bedroom semi detached family home in the popular seaside town of Newbiggin by the Sea. The property briefly comprises of an entrance hall, living room, light and airy kitchen diner which opens out into a lovely conservatory. To the first floor you will find three bedrooms, two benefitting from fitted wardrobes and a family bathroom. Externally there is a front garden with flower borders and driveway while to the rear there is a low maintenance garden with a bar which has been converted from the garage and additional storage.

£180,000

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PROPERTY DESCRIPTION

ENTRANCE

UPVC Entrance door

ENTRANCE HALLWAY

Stairs to first floor landing, laminate flooring, single radiator.



LOUNGE 10'11 (3.33) x 15'3 (4.65)

Double glazed window to front, single radiator, fire surround, electric fire, television point, coving to ceiling.

KITCHEN/DINING ROOM 8'11 (2.72) x 14'5 (4.39)

Double 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, space for fridge/freezer, plumbed for washing machine/dishwasher, laminate flooring, archway to conservatory.



CONSERVATORY 8'6 (2.59) x 13'11 (4.24)

Dwarf wall, double glazed windows, double radiator, laminate flooring.

FIRST FLOOR LANDING

Double glazed window to side, loft access.



BEDROOM ONE 13'3 (4.04) x 7'11 (2.41)

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

BEDROOM TWO 7'10 (2.39) x 9'4 (2.84) to front of wardrobes

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

BATHROOM/WC

3 piece suite comprising mains shower over panelled bath, low level WC, spotlights, double glazed window to rear, heated towel rail, tiling to walls, laminate flooring.

FRONT GARDEN

Bushes and shrubs, flower borders, low maintenance garden, driveway.

REAR GARDEN

Artificial lawn, low maintenance garden, water tap.

OUTHOUSE/BAR

Power and lighting, detached.

EXTRA STORAGE SHED

PRIMARY SERVICES SUPPLY

- Electricity: Mains
- Water: Mains
- Sewerage: Mains
- Heating: Gas, electric
- Broadband: Fibre to premises
- Mobile Signal Coverage Blackspot: No
- Parking: Driveway

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: D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		





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