



Matfen Terrace

Newbiggin-by-the-sea

Very well presented three bedroom terraced house in the popular coastal town of Newbiggin by the Sea. The property briefly consists of a large living room, dining room and well fitted modern kitchen downstairs. To the first floor you will find three bedrooms and a family bathroom and to the second floor a converted attic room with Velux roof light. Externally there is a small front garden and a rear yard.

Offers in Excess of **£130,000**

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PROPERTY DESCRIPTION

ENTRANCE

Composite part glazed entrance door.

LOUNGE 16'11 (5.16) into alcove x 11'11 (3.63)

Double glazed bow window to front, 2 tall feature radiators, television point, coving to ceiling, archway to dining room.

DINING ROOM 13'11 (4.24) into alcove x 11'8 (3.56)

Double glazed French doors to rear, double radiator, coving to ceiling, built in storage cupboard.

KITCHEN 10'2 (3.10) x 7'9 (2.36)

Double glazed window to rear, single 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 splash backs, built in electric fan assisted oven, electric hob with extractor fan above, space for fridge/freezer, plumbed for washing machine, tiling to floor, spotlights.

FIRST FLOOR LANDING

Double glazed window to side, built in storage cupboard, stairs to 2nd floor.

BEDROOM ONE 11'3 (3.43) x 9'9 (2.97) plus alcove

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

BEDROOM TWO 10'11 (3.33) into alcove x 12'5 (3.78)

Double glazed window to front, single radiator, coving to ceiling.

BEDROOM THREE 5'10 (1.79) x 9'2 (2.79)

Double glazed window to front, single radiator, coving to ceiling.



ATTIC ROOM 12'5 (3.78) x 15'2 (4.62)

Velux window to rear, double radiator, television point, spotlights.

BATHROOM

3 piece suite comprising: electric shower over jacuzzi bath, low level wc, spotlights, 2 double glazed windows to rear, heated towel rail, tiling to walls, tiled flooring.

SMALL FRONT GARDEN

Low maintenance garden.

PRIVATE YARD TO REAR

Decking

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband:

Mobile Signal Coverage Blackspot: No

Parking: On street

AGENTS NOTE

We have not seen any building control certification with regards to the attic room. Purchasers should verify with legal advisors.

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: TBC

EPC TO FOLLOW

AS00010271.GD.LD.10/07/2025.V.1





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