



## Moor Croft

Newbiggin-by-the-sea

Very well presented three bedroom terraced house in the coastal town of Newbiggin close to local shops and to the beautiful bay. The property briefly comprises of a large light and airy living room and modern fitted kitchen with integrated appliances on the ground floor. To the first floor you will find three bedrooms and a family bathroom. Externally there is a rear yard.

**£130,000**

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### PROPERTY DESCRIPTION

#### ENTRANCE INTO LOUNGE

Stairs to first floor landing, laminate flooring.



#### LOUNGE 14'0 (4.27) into alcove x 14'4 (4.37)

Double glazed window to front, 2 feature radiators, built in storage cupboard, television point, coving to ceiling.



#### KITCHEN/DINING ROOM 16'7 (5.05) x 7'7 (2.31)

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, built in electric fan assisted oven, electric hob, integrated fridge and freezer, plumbed for washing machine, laminate flooring, double glazed door to rear, breakfast bar.

#### BEDROOM ONE 9'8 (2.95) into alcove x 11'2 (3.40)

Double glazed window to front, feature radiator, panelling to wall, storage area, laminate flooring.



#### BEDROOM TWO 10'2 (3.10) x 6'11 (2.11)

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

**BEDROOM THREE 7'8 (2.33) max x 11'0 (3.35)**  
Double glazed window to front, single radiator, loft access.

**BATHROOM/WC**  
3 piece suite comprising mains shower over panelled bath, wash hand basin (set in vanity unit), low level WC, double glazed window to rear, feature radiator, laminate flooring, cladding to walls.

**PRIVATE YARD TO REAR**

**PRIMARY SERVICES SUPPLY**  
Electricity: Mains, solar panels (owned)  
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: B**

Score	Energy rating	Current	Potential
92+	A		
81-91	B	87 B	89 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		





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