



Rothsay Terrace | Newbiggin by the Sea | NE64 6XW

Offers over £140,000

This charming two-bedroom home offers spacious and versatile living throughout, making it ideal for couples, small families, or first-time buyers close to the beach, with excellent transport links. A comfortable lounge and inviting living area, perfect for relaxing and entertaining. A bright conservatory and airy addition. Shower Room conveniently located downstairs, complete with modern fixtures. Outhouse which has practical storage or utility space with easy outdoor access. To the First Floor there are two Bedrooms which are well-proportioned rooms with plenty of natural light. Family Bathroom: A modern and functional space with bath facilities. Yard to rear with off street parking.

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A comfortable lounge and inviting living area

Shower Room conveniently located downstairs

First Floor there are two Bedrooms

A bright conservatory

Family Bathroom

Freehold

For any more information regarding the property please contact us today

ENTRANCE: Porch double glazed windows, UPVC entrance door.

ENTRANCE HALLWAY: Stairs to first flooring landing, single radiator

LOUNGE: 13'11 (4.24) X 12'11 (3.94)
Double glazed front window, single radiator, fire surround with electric inset and hearth, built in storage cupboard, television point, coving to ceiling.

DINING ROOM: 7'6 (2.29) X 11'6 (3.51)
Currently being used as a third bedroom, double glazed window to rear, single radiator, coving to ceiling

KITCHEN: 5'6 (1.68) X 13'3 (4.04)
Double glazed window to rear, range of wall, floor and drawer units with coordinating roll edge work surfaces, circular stainless-steel sink with mixer tap, tiled splash backs, built in electric fan assisted oven, electric hob with extractor fan above, integrated fridge, dishwasher.

SHOWER ROOM DOWNSTAIRS:
Low level wc, wash hand basin, single radiator, cladding to walls, shower cubicle, electric shower

UTILITY /OUTHOUSE: 8'0 (2.44) X 6'8 (2.03)
Space for fridge/freezer, plumbed for washing machine

CONSERVATORY: 9'11 (3.02) X 6'3 (1.91)
Dwarf wall, double glazed windows

FIRST FLOOR LANDING: Loft access, single radiator

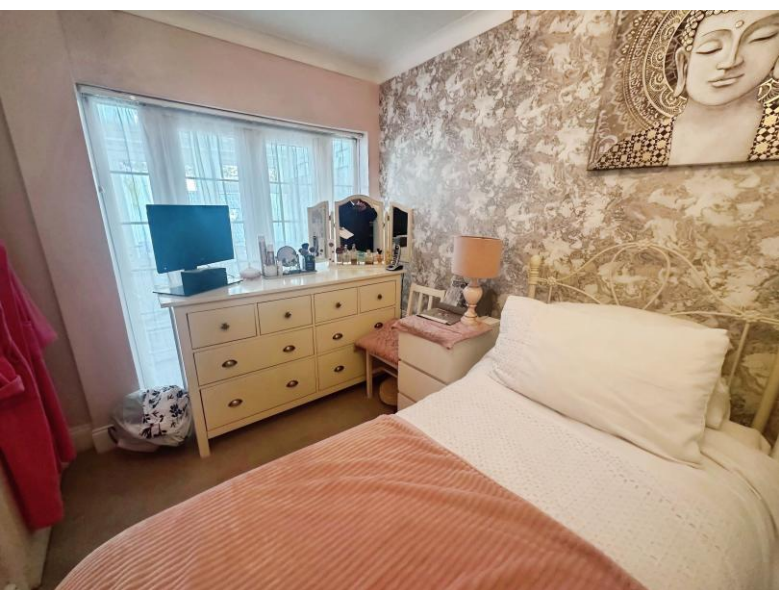
BEDROOM ONE: 10'2 (3.10) X 15'4 (4.67)
Double glazed front window, double radiator, fitted wardrobes

BEDROOM TWO: 10'4 (3.15) X 10'10 (3.30)
Double glazed window to rear, double radiator

BATHROOM/WC: 3-piece white suite comprising, Panelled bath, shower over electric, pedestal wash hand basin, low level wc, spotlights, double glazed rear window, single radiator, part tiling to walls, vinyl flooring

FRONT GARDEN: Artificial grass, flower boards, low maintenance garden, walled surrounds

YARD TO REAR: with canopy over, sitting area with artificial grass



PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains

Broadband: TBC

Mobile Signal Coverage Blackspot: No

Parking: Street parking

MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any. The North East region is famous for its rich mining heritage. We have been advised that the property is known to be at risk from mining activities in the locality, therefore please speak with your conveyancer for further information.

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

GD/FG AS00010354 VERSION ONE



T: 01670 850 850

Ashington@rmsestateagents.co.uk

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"DoubleClick Insert Picture" EPC RATING

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Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.



T: 01670 850 850

Ashington@rmsestateagents.co.uk

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