



New King Street | Newbiggin by the Sea | NE64 6BD

£140,000

Beautiful Three-Bedroom Terraced Home – Close to the Promenade and Town Centre
Situated in the sought-after coastal town of Newbiggin-by-the-Sea, this stunning three-bedroom terraced property offers stylish living just a short walk from the promenade and local amenities.

The ground floor features a tastefully decorated living room and a spacious, light-filled kitchen/dining area, perfect for modern family life. Upstairs, there are three well-proportioned bedrooms and a contemporary family bathroom.

Outside, the property benefits from a neat front garden and a rear yard.

Offered with no onward chain, this is an ideal opportunity for buyers seeking a ready-to-move-into coastal home.

ROOK
MATTHEWS
SAYER



Gas central heating

No onward chain

Double glazing

EPC: C

Stunning kitchen diner

Council Tax Band: A

Large modern bathroom

Freehold

For any more information regarding the property please contact us today

ENTRANCE: UPVC entrance door.

ENTRANCE HALLWAY: Stairs to the first-floor landing, laminate flooring, single radiator.

LOUNGE: 15'4 (4.67) X 15'10 (4.83)

Double glazed front window, large single radiator, fire surround, electric fire, built in storage cupboard, television point, coving to ceiling.

KITCHEN/DINING ROOM: 17'5 (5.31) X 12'1 (3.68)

Two double glazed rear window, single radiator, range of wall, floor and drawer units with coordinating roll edge work surfaces, stainless steel sink unit and drainer with mixer tap, central island, space for range oven, space for fridge/freezer, plumbed for washing machine, tiling to floor, spotlights, double glazed door to rear.

FIRST FLOOR LANDING: Double glazed side window.

BEDROOM ONE: 15'10(4.83) X 10'4 (3.15)
Double glazed front window, single radiator.

BEDROOM TWO: 11'7 (3.53) X 8'11 (2.72)
Double glazed rear window, single radiator.

BEDROOM THREE: 7'10 (2.39) X 4'7 (1.40) X 12'5 (3.78)
Double glazed front window, single radiator, loft access.

BATHROOM/WC: 7'6 (2.29) X 8'6 (2.59)
4-piece white suite comprising:
Panelled bath, pedestal wash hand basin, shower cubicle, low level wc, double glazed rear window, heated towel rail, part tiling to walls, tiled flooring.

FRONT GARDEN: Low maintenance, walled surrounds.

Yard to rear.



PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains

Broadband: Fibre to cabinet

Mobile Signal Coverage Blackspot: No

Parking: On street

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: C

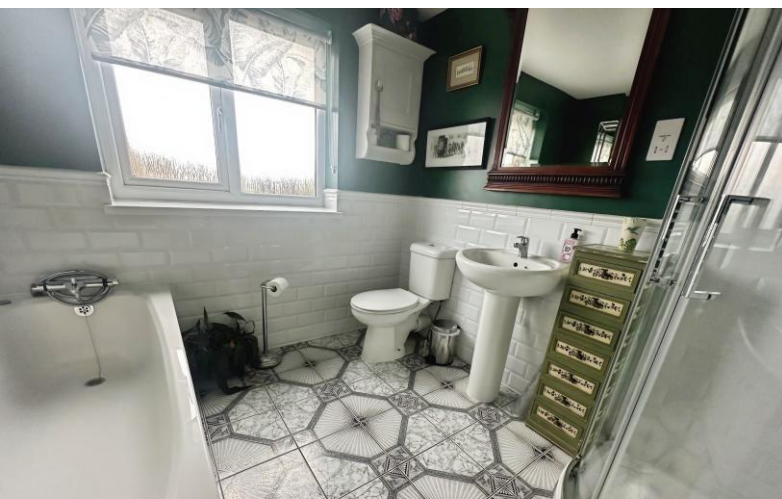
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ROOK
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Important Note: Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in



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.