



North Seaton Road | Newbiggin by the Sea | NE64 6XT

## Auction guide price £115,000

Larger style two bedroom terraced house in central Newbiggin by the Sea close to local shops and the promenade. The property briefly comprises of an entrance hallway, living room, dining room, kitchen and shower room downstairs, while upstairs you will find two double bedrooms, a bathroom and separate WC.

Externally there is a small front garden and good sized rear yard.

No onward chain.

Taking Bids now, Option 2 Terms and Conditions apply Thursday 30th January 2026.

Option 2 - The terms are on acceptance of an offer the buyer places a £3000 non-refundable deposit which does come off the purchase price plus the auction administration fee of £2000+vat=£2400. The timescale is to exchange contracts in 28 days with completion in a further 14 days from the buyer's solicitor receiving the contract pack from the sellers' solicitors.

Joint Agents: The Agents Property Auction Ltd.

Terms and conditions apply see website [Www. Agents Property Auction. Com](http://Www.AgentsPropertyAuction.Com)

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For any more information regarding the property please contact us today

ENTRANCE: Entrance door

ENTRANCE HALLWAY: Stairs to first floor landing, single radiator, original corbels and dado rail.

SHOWER ROOM off the kitchen 5'10 (1.79) X 7'3 (2.21) Low level wc, wash hand basin, tiled floor and walls, spotlights, towel rail, walk in shower with mains shower.

LOUNGE: 12'2 (3.71) into alcove x 12'2 (3.71) Double glazed front window, single radiator, electric fire, television point, coving to ceiling, double doors leading to:

DINING ROOM 10'2 (3.10) plus alcove x 14'0 (4.27) Double glazed rear window, built in fireplace with gas fire, cupboard.

KITCHEN: 6'6 (1.98) X 12'2 (3.71) Double glazed rear window, range of wall, floor and drawer units with coordinating roll edge work surfaces, stainless steel sink unit and drainer with mixer tap, space for cooker, space for fridge, plumbed for washing machine, tiled walls and floor, double glazed rear door.

FIRST FLOOR LANDING: Double glazed rear window, loft access.

LOFT: Fully boarded, electric sockets/lights, two Velux opening windows (roof lights).

BEDROOM ONE: 14'6 (4.42) X 12'4 (3.76) Double glazed front window, single radiator, picture rail.

BEDROOM TWO: 7'9 (2.36) plus alcove x 14'3 (4.34) Double glazed rear window, double radiator, built in cupboard.

BATHROOM: 6'6 (1.98) X 6'0 (1.83) 4 Piece white suite comprising of: Panelled bath, pedestal wash hand basin, single radiator, tiling to walls, double glazed rear window.

Separate WC: Low level white wc.

FRONT GARDEN: Bushes and shrubs

Private yard to rear.

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#### PRIMARY SERVICES SUPPLY

Electricity: Mains  
Water: Mains  
Sewerage: Mains  
Heating: Mains  
Broadband: None  
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.

#### 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**

GD/FG AS00010442 VERSION ONE

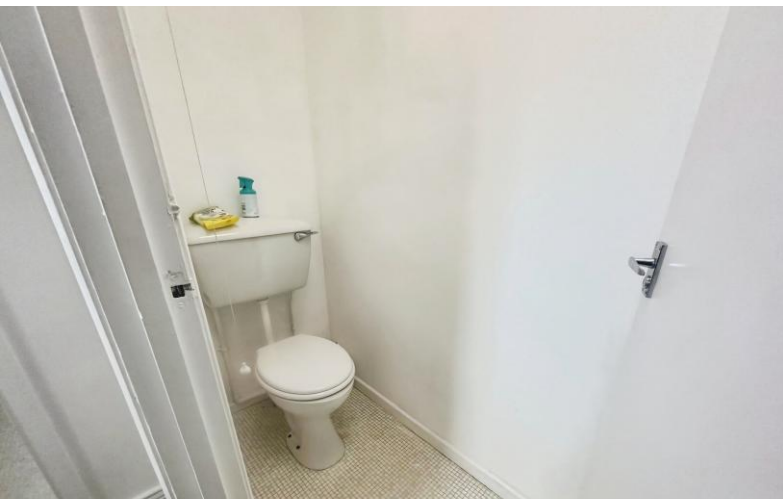


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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

**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.

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