



Westfield Crescent | Newbiggin by the Sea | NE64 6RX

£150,000

A well-presented two-bedroom property ideally located within close proximity to the beach and promenade. The accommodation briefly comprises an entrance porch, hallway, spacious bay-fronted lounge with feature fireplace, dining room with built-in storage, and a fitted kitchen with access to the private rear yard.

To the first floor are two well-proportioned bedrooms and a modern family bathroom. Externally, the property benefits from a small front garden and a private rear yard, providing low-maintenance outdoor space. An excellent opportunity for first-time buyers, small families, or investors.

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"Close to the Beach and Promenade

Separate Dining Room

Spacious Bay-Fronted Lounge

Two Well-Proportioned Bedrooms

Modern Family Bathroom with Shower

Fitted Kitchen with Rear Access

Private Rear Yard

For any more information regarding the property please contact us today

PROPERTY DESCRIPTION:

ENTRANCE PORCH: with original glazed door

ENTRANCE HALLWAY: stairs to first floor landing, single radiator

LOUNGE: 15'7 (4.75) into bay x 14'0 (4.27) into alcove:

Double glazed front window, single radiator, fire surround with real fire inset and hearth, picture rail, television point.

DINING ROOM: 9'1 (2.77) x 15'2 (4.62)

Double glazed rear window, picture rail, built in cupboard

KITCHEN: 6'8 (2.03) x 9'5 (2.87)

Double glazed rear window, double radiator, range of wall, floor and drawer units with coordinating roll edge work surfaces, stainless steel sink unit and drainer with mixer taps, tiled splash backs, space for cooker, space for fridge, double glazed rear door.

FIRST FLOOR LANDING AREA: double glazed side window, loft access, pull down ladders, built in storage cupboard.

FAMILY BATHROOM: 6'10 (2.08) x 7'7 (2.31)

3-piece white suite comprising: panelled bath, mains shower over, wash hand basin, low level wc, spotlights, double glazed rear window, heated towel rail, tiling to walls, tiled flooring.

BEDROOM ONE: 10'7 (3.22) into alcove x 14'7 (4.45)

Double glazed front window, single radiator.

BEDROOM TWO: 7'6 (2.29) x 11'6 (3.51)

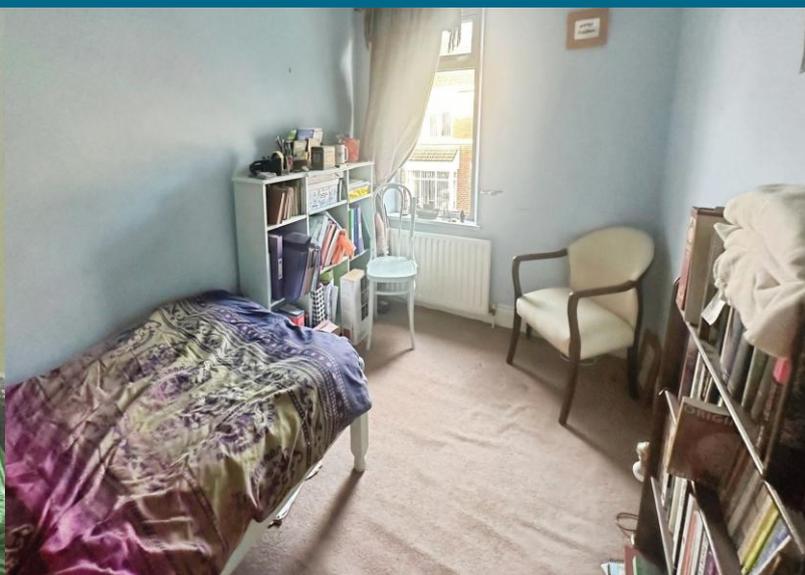
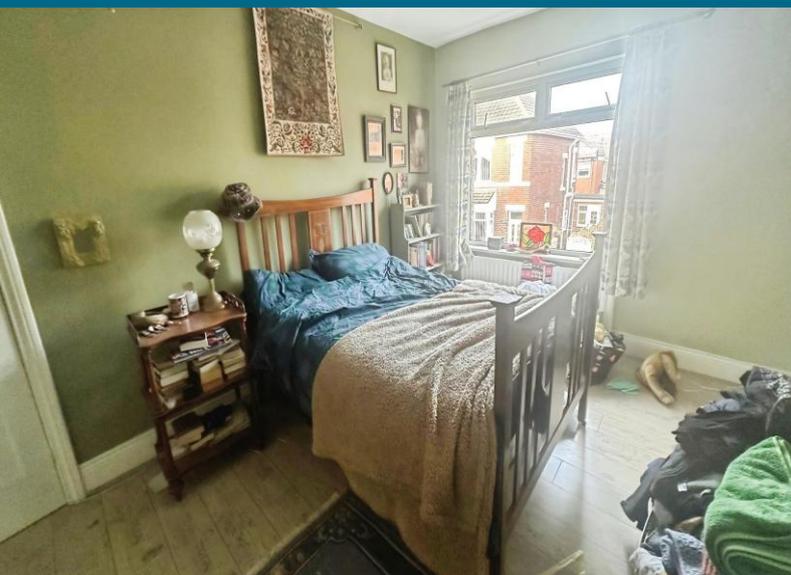
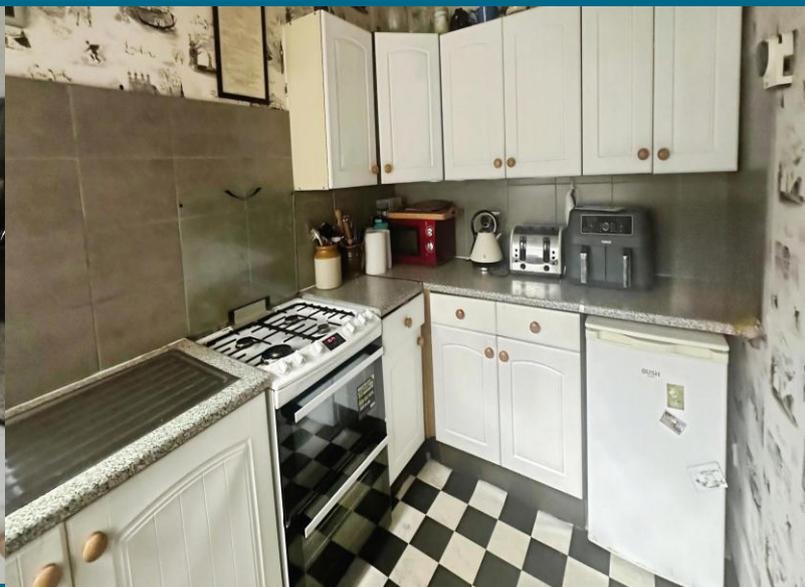
Double glazed front window, single radiator.

EXTERNALLY: Small front garden, 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

AS00009635 GD/FG VERSION 1



Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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.

