



Coniston Avenue | Newbiggin by the Sea | NE64 6TP

Offers in excess of £155,000

An immaculate family semi detached home boasting a delightful sunny aspect to the rear garden. Showcasing a fabulous location on the stunning Northumberland Coast, Newbiggin-by-the-Sea offers a wonderful seaside lifestyle with its expansive beach, scenic promenade and vibrant local community. With a good selection of amenities, well-regarded schools nearby and easy access to Morpeth, Newcastle and beyond, it is a popular choice for families, professionals and retirees alike. You are welcomed into a fabulous sized hallway with feature, turned staircase up to the first floor, superb sized lounge through dining area with ample natural light flooding the room, feature bow window, patio doors opening through to the conservatory area, enjoying views over and opening out to the rear patio garden. Stunning family breakfasting kitchen with stylish units and integrated appliances. Spacious utility area with door out to the garden and door into the part converted garage, perfect for storage and bikes. Three excellent sized bedrooms to the first floor, all beautifully presented, the principal bedroom with storage. Outstanding family bathroom, with modern suite and forest waterfall shower. Enclosed rear garden enjoying a delightful, Sunny aspect, low maintenance with patio, feature borders and outside tap. Front garden and driveway with block paving, dwarf wall and double gates for secure parking, up and over door into part converted garage.

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Immaculately Presented Throughout, Close to Coast

Delightful Sunny Aspect to the Rear Garden

Impressive Hallway, Fabulous Lounge/Dining Room with Bow Window

Conservatory with French Door out to the Garden

Stunning Breakfasting Kitchen with Integrated Appliances

Utility Room, Part Converted Garage with Up and Over Garage Door

Three Excellent Sized Bedrooms

Outstanding Bathroom with Forest Waterfall Shower

For any more information regarding the property please contact us today

Double Glazed Entrance Door to:

ENTRANCE HALLWAY: Impressive, spacious hallway with feature, turned staircase up to the first floor, radiator and radiator cover, feature panelling to wall, laminate flooring, wall light, door to:

LOUNGE/DINING ROOM: (dual aspect): 20'0 x 12'0, (6.07m x 3.66m), maximum measurements, a beautifully presented, light and airy lounge and dining area with dual aspect, feature double glazed bow window to the front, double glazed patio doors opening through to the conservatory, radiator, laminate flooring

CONSERVATORY: (rear): 9'0 x 6'1, (2.74m x 1.85m), laminate flooring, double glazed French door opening out to the garden area

BREAKFASTING KITCHEN: (rear): 12'0 x 12'11, (3.66m x 3.94m), "L" shaped. Incorporating a stylish and contemporary range of white base, wall and drawer units, contrasting worktops, one and a half bowl sink unit with mixer taps, electric point, cooker hood, plumbed for automatic washing machine, under-unit lighting, spotlights to ceiling, brick effect tiling, integrated dishwasher and fridge freezer, integrated microwave, double glazed window, laminate flooring, door to:

UTILITY ROOM: 12'0 x 10'0, (3.66m x 3.05m), double glazed door to the garden, door to part converted garage, double glazed window

GARAGE: 10'0 x 5'0, (3.05m x 1.52m), combination boiler, up and over garage door

FIRST FLOOR LANDING AREA: double glazed window, loft access, door to:

FAMILY BATHROOM: 9'0 x 5'0, (2.74m x 1.52m), stunning, contemporary family bathroom, showcasing, bath with hot and cold mixer taps, chrome shower with additional forest waterfall spray, pedestal washbasin with mixer taps, low level w.c. with push button cistern, modern panelling to walls, panelled ceiling with spotlights, Herringbone style flooring, two double glazed windows, chrome ladder radiator

BEDROOM ONE: (front): 11'0 x 12'0, (3.35m x 3.66m), maximum measurements, radiator, double glazed window, storage cupboard, coving

BEDROOM TWO: (rear): 13'0 x 8'10, (3.96m x 2.69m), double glazed window, radiator

BEDROOM THREE: (front): 11'0 x 9'0, (3.35m x 2.74m), "L" shaped, radiator, double glazed window

EXTERNALLY: Gorgeous, enclosed rear garden boasting a delightful sunny aspect. Low maintenance with block paved patio, feature borders, outside tap, fencing. To the front there is an enclosed garden area which is walled with double gated for secure parking on the block paved driveway

TENURE: freehold

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Gas, Electric, Water, Heating, Drainage: Mains Connected.
Broadband: Ask Agent. Mobile Phone Blackspot: No.
Parking: Driveway.

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.

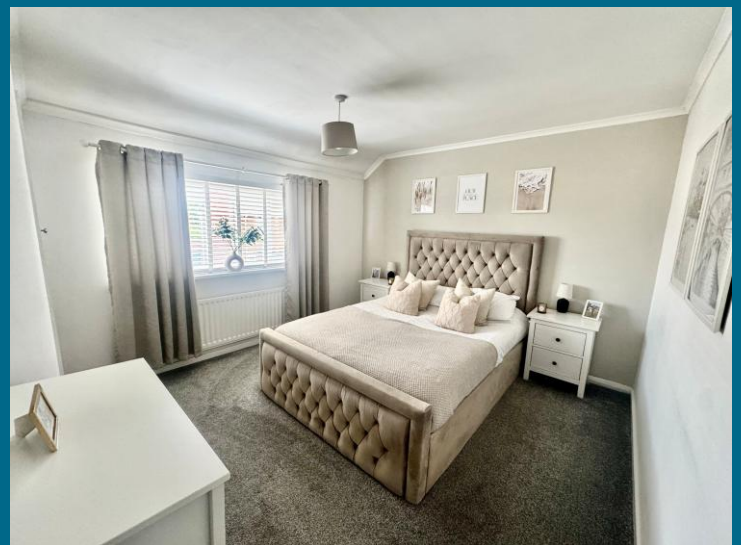
TENURE

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: C

AS00010579 VERSION ONE FG/AI 20/06/2026



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	73 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.

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