



Moorcroft | Newbiggin by the Sea | NE64

£130,000

A well-presented three-bedroom home offering modern accommodation throughout. The property welcomes you via a UPVC part-glazed entrance door into a hallway with modern flooring and stairs to the first floor. The spacious lounge benefits from a feature fire surround, decorative coving and ceiling rose.

To the rear, the open-plan dining kitchen is fitted with a range of wall and base units, integrated electric oven and gas hob, with ample space for appliances. Large patio doors provide plenty of natural light and direct access to the rear yard.

The first floor comprises three bedrooms, two of which benefit from built-in storage, along with a modern family bathroom featuring a separate shower cubicle.

Externally, there is an attractive enclosed rear courtyard with a raised border, providing a private suntrap seating area.

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Three Bedroom Family Home

Spacious Lounge with Feature Fireplace

Open Plan Dining Kitchen

Built In Storage to Multiple Bedrooms

Private Rear Courtyard

For any more information regarding the property please contact us today

PROPERTY DESCRIPTION:

ENTRANCE: UPVC part glazed entrance door

ENTRANCE HALLWAY: Stairs to the first-floor landing, modern flooring

LOUNGE: 14'5 (4.39) x 13'8 (4.17) into alcove

Double glazed window, radiator, fire surround, coving to ceiling and ceiling rose, modern flooring.

DINING ROOM/KITCHEN: 17'2 (5.23) x 8'8 (2.64)

Double glazed window and large patio doors, range of wall, floor and drawer units with coordinating roll edge work surfaces, stainless steel sink unit and drainer with mixer tap, built in electric fan assisted oven, gas hob with extractor fan above, space for fridge/freezer, plumbed for washing machine, tiling to floor, coving to ceiling.

FIRST FLOOR LANDING AREA

FAMILY BATHROOM: 7'0 (2.13) x 5'4 (1.62)

3 piece white suite comprising:

Shower cubicle, low level wc, wash hand basin, spotlights, tiling to walls, double glazed window, modern flooring.

BEDROOM ONE: 8'0 (2.44) x 14'6 (4.42)

Double glazed window, radiator, two built in cupboards

BEDROOM TWO: 9'9 (2.97) x 8'11 (2.72)

Double glazed window, radiator, built in cupboard

BEDROOM THREE: 7'10 (2.39) down to 4'5 (1.35) x 11'2 (3.40)

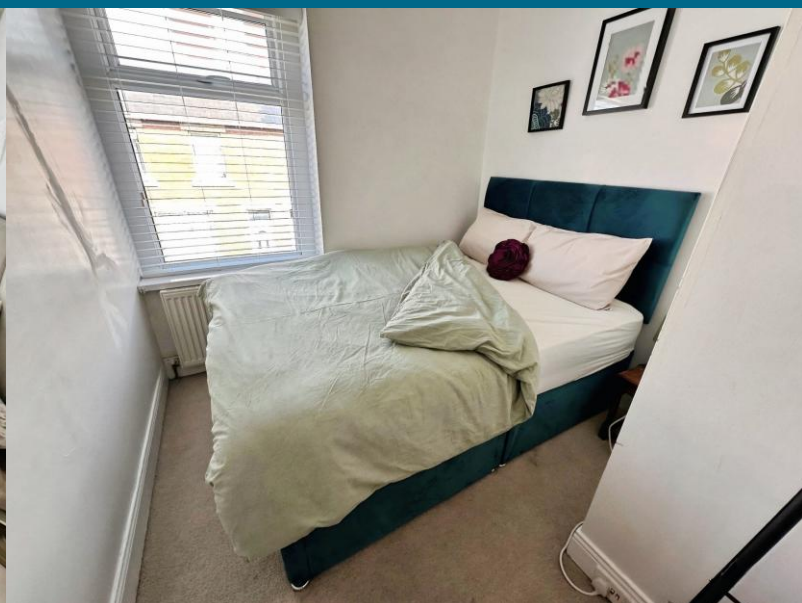
Double glazed window, radiator

EXTERNALLY: Yard to rear: sun trap, courtyard with raised border

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PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains

Broadband: FTTP

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

AS00010718 GD/FG VERSION ONE 24/08/2026



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	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 relation to this property.

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.



Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.