



Latimer Way | Newbiggin by the Sea | NE64

£130,000

A well-presented two-bedroom home offering comfortable accommodation. The property briefly comprises an entrance hallway, convenient downstairs WC, spacious lounge with built-in storage, and a modern kitchen fitted with a range of units and integrated cooking appliances. To the first floor are two bedrooms and a family bathroom. Externally, the property benefits from low-maintenance front and rear gardens.

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Two-Bedroom End Terrace Home

Spacious Lounge with Built in Storage

Modern Kitchen

Downstairs Cloakroom/WC

Low Maintenance Front and Rear Gardens

For any more information regarding the property please contact us today

PROPERTY DESCRIPTION:

ENTRANCE: UPVC front door

ENTRANCE HALLWAY: Stairs to first floor landing

DOWNSTAIRS CLOAKS/W.C.: Low level wc, pedestal wash hand basin

LOUNGE: 10'4 (3.15) x 14'8 (4.47)

Double glazed front window, radiator, built in storage cupboard, television point

KITCHEN: 9'5 (2.87) x 8'7 (2.62)

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, tiled splashbacks, built in electric fan assisted oven, gas hob with extractor fan above, plumbed for washing machine

FIRST FLOOR LANDING AREA:

FAMILY BATHROOM: 3 piece bathroom suite comprising:

Panelled bathj, pedestal wash hand basin, low level wc, radiator, part tiling to walls, double glazed rear window.

BEDROOM ONE: 12'7 (3.84) x 10'4 (3.15)

Double glazed front window, radiator, built in cupboard

BEDROOM TWO: 6'10 (2.08) x 10'9 (3.28)

Double glazed rear window, radiator

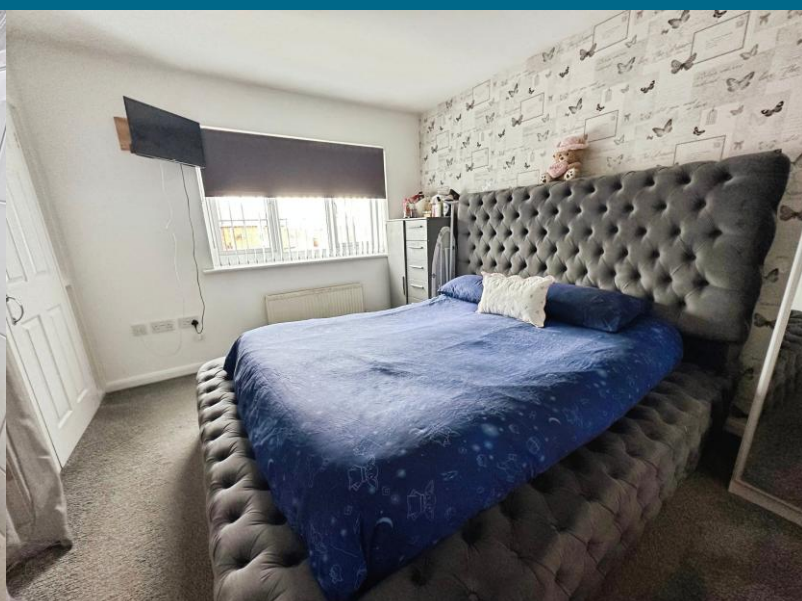
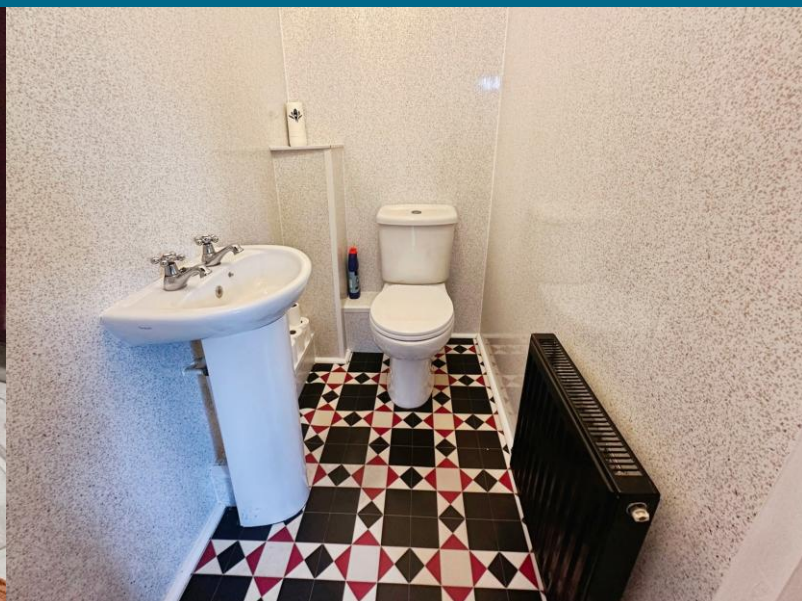
EXTERNALLY: FRONT GARDEN: Low maintenance garden, fencing surrounds

REAR GARDEN: Low maintenance garden, fencing surrounds

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PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains

Broadband: FTTP

Mobile Signal Coverage Blackspot: No

Parking: Allocated space

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

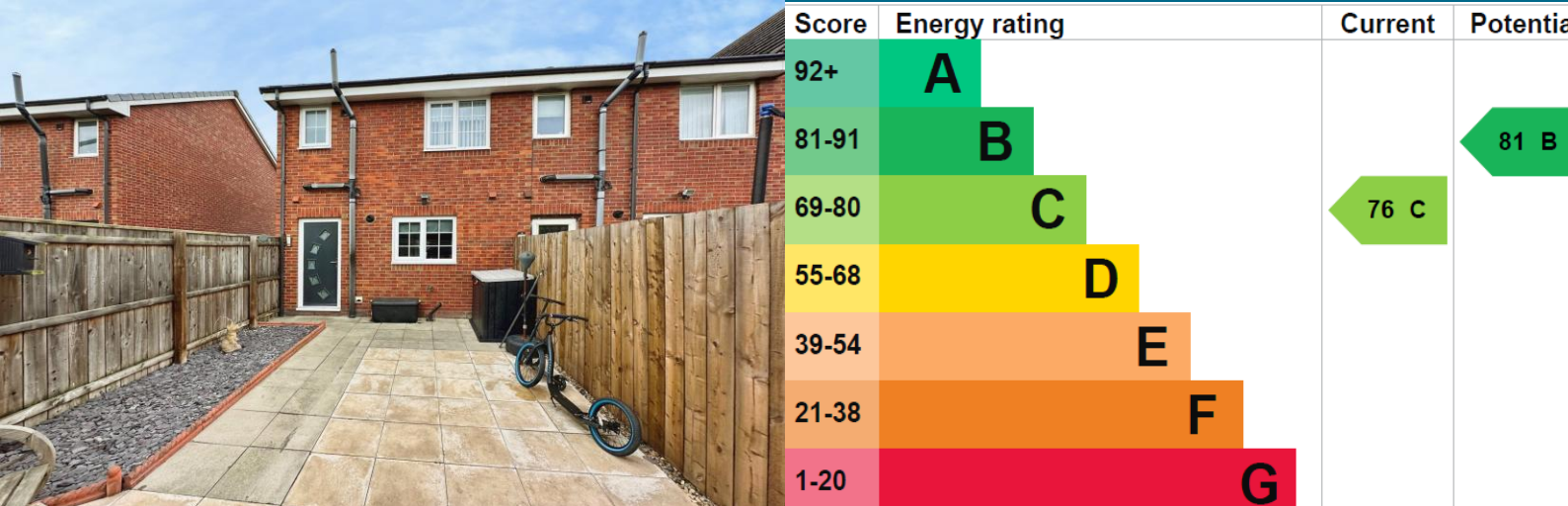
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Money Laundering Regulations - intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

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.

