



Windsor Road | Newbiggin by the Sea | NE64 6UH

£220,000

Large five bedroom end terraced property close to the promenade in the popular seaside town of Newbiggin by the Sea. The property briefly comprises of a spacious living room, dining room, kitchen, utility and cloakroom downstairs. To the first floor you will find a modern bathroom and three good sized bedrooms while to the second floor there are two additional bedrooms. Externally there is an outhouse and rear yard. No onward chain.

ROOK
MATTHEWS
SAYER



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Fantastic location in Newbiggin by the Sea

Five bedroomed terraced property

Gas central heating

Double glazing

Period features

Large modern bathroom

No onward chain

Freehold

For any more information regarding the property please contact us today

ENTRANCE: UPVC entrance door

ENTRANCE HALLWAY: Stairs to first floor landing, laminate flooring, single radiator.

CLOAKS/WC: off utility
Low level WC, wash hand basin, double glazed window.

UTILITY ROOM: 5'4 (1.62) X 9'0 (2.74)
Work surface, plumbed for washing machine

LOUNGE: 14'3 (4.34) X 14'0 (4.27)
Double glazed front window, period fire surround, built in storage cupboard, television point, coving to ceiling, ceiling rose, laminate flooring.

DINING ROOM: 13'0 (3.96) X 13'5 (4.09)
Double glazed rear window, period fireplace.

KITCHEN: 15'3 (4.65) X 11'0 (3.35)
Double glazed rear window, range of wall, floor and drawer units with coordinating roll edge work surfaces, breakfast bar, coordinating sink unit and drainer with mixer tap, tiled splash backs, built in electric double oven, gas hob with extractor fan above, space for fridge/freezer, integrated dishwasher, vinyl flooring, double glazed rear door, back stairs to first floor.

BEDROOM ONE: 13'9 (4.19) X 13'1 (3.99)
Double glazed rear window, period fireplace, television point, single radiator

BEDROOM TWO: 7'9 (2.36) X 14'3 (4.34)
Double glazed front window, single radiator, fitted wardrobes,

BEDROOM THREE: 8'0 (2.44) X 11'0 (3.35)
Double glazed front window

BEDROOM FOUR: 19'9 (6.02) X 6'8 (2.03) second floor
Double glazed side window, two single radiator's,

BEDROOM FIVE: 8'5 (2.57) X 9'9 (2.97)
Velux window, single radiator

BATHROOM/WC: 10'10 (3.30) X 12'2 (3.71)
4 piece white suite comprising:
Panelled bath, wash hand basin, shower cubicle, low level wc, spotlights, double glazed rear window, heated towel rail, vinyl flooring, extractor fan.

Private yard to rear, brick outside.



PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains

Broadband: Cable

Mobile Signal Coverage Blackspot: No

Parking: Street parking

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. The North East region is famous for its rich mining heritage. We have been advised that the property is known to be at risk from mining activities in the locality, therefore please speak with your conveyancer for further information.

AGENTS NOTE

Enter any Agents Notes here that are provided by FCP via Jira e.g probate disclaimer.

If you require any further information on this, please contact us.

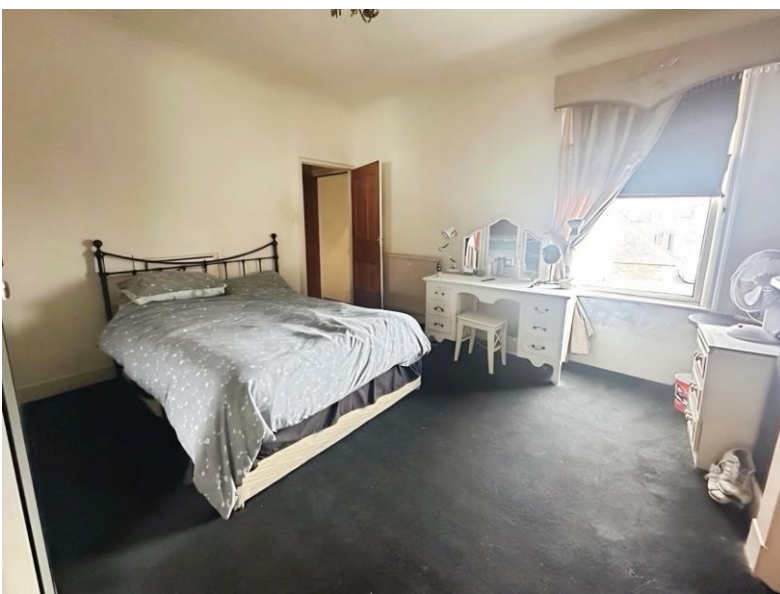
TENURE

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: B

EPC RATING: D

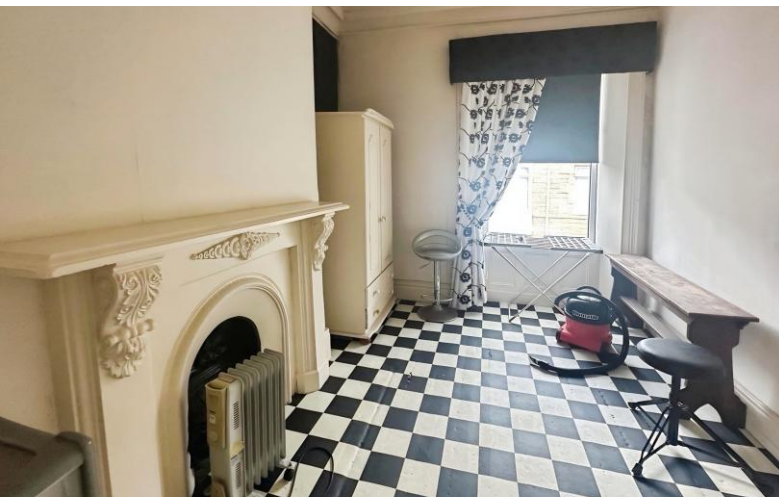
GD/FG AS00010362 VERSION TWO



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	67 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.



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