



Woodhorn Farm | Newbiggin by the Sea | NE64

£146,950

Well Presented three-bedroom semi-detached family house in the popular seaside town of Newbiggin by the Sea. The property boasts a cloakroom, spacious lounge and kitchen diner to the ground floor while to the first floor you will find two double bedrooms, a single and family bathroom. Externally there is good sized garden to the rear and small front garden with driveway.

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Three-Bedroom Semi Detached House

Spacious Lounge

Bright Fitted Kitchen Diner

Family Bathroom

Good Size Rear Garden

Driveway Parking

For any more information regarding the property please contact us today

PROPERTY DESCRIPTION:

ENTRANCE: Composite front door

ENTRANCE HALLWAY: Radiator

DOWNSTAIRS CLOAKS/W.C.: Low level WC, pedestal wash hand basin, radiator, modern flooring

LOUNGE: 11'9 (3.58) x 14'1 (4.29) stairs to first floor landing

Double glazed window, radiator, television point.

KITCHEN/ DINING ROOM:

14'6 (4.42) x 8'7 (2.62)

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

FIRST FLOOR LANDING AREA: Loft access

FAMILY BATHROOM: 3 piece white suite comprising: panelled bath, mains shower over, pedestal wash hand basin, low level wc, part tiling to walls, double glazed window.

BEDROOM ONE: 13'5 (4.09) x 7'9 (2.36)

Double glazed window, radiator

BEDROOM TWO: 7'9 (2.36) X 9'7 (2.92)

Double glazed window, radiator

BEDROOM THREE: 6'5 (1.96) x 6'1 (1.85)

Double glazed window, radiator, built in cupboard

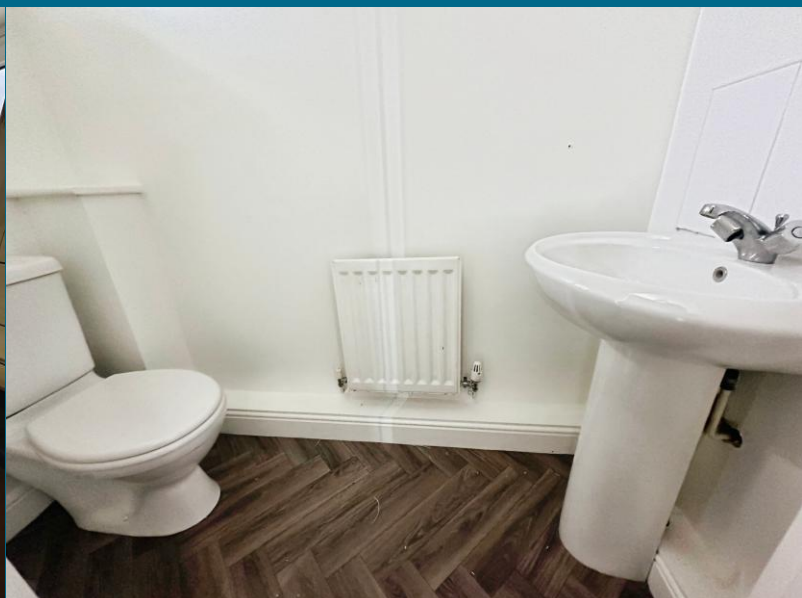
EXTERNALLY: Front garden: Laid mainly to lawn, driveway

Rear garden: Laid mainly to lawn with patio area.

T: 01670 850850

Ashington@rmsestateagents.co.uk

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PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains

Broadband: None

Mobile Signal Coverage Blackspot: No

Parking: Driveway

MINING

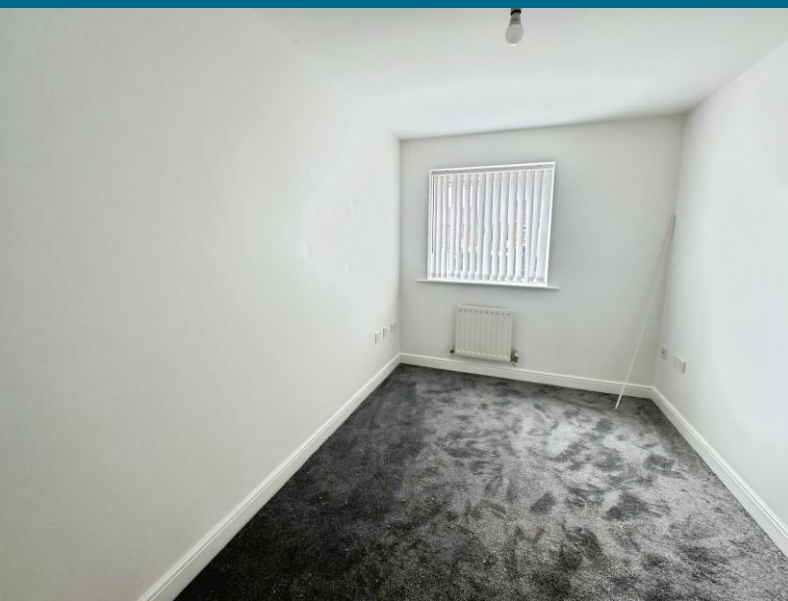
The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

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: B

EPC RATING: C



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	70 C	
55-68	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.



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