



63 Woodhorn Farm

Guide Price £180,000

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- Detached Property
- Spacious Front Living Room
- Conservatory With Insulated Ceiling
- Low Maintenance Garden
- Ideal Location Close To Town Centre & Beach
- Three Bedrooms Master With En-Suite
- Full Length Kitchen/Diner With Tiled Flooring
- Downstairs WC
- Garage With Electric Charge Point
- No Upper Chain



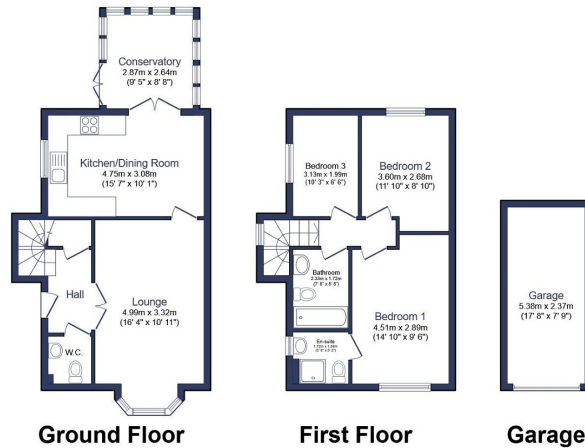
Detached Three Bedroom In Woodhorn Park, Newbiggin By The Sea, with No Upper Chain

Opportunity to make this house your home.

The ground floor accommodation has a downstairs WC, spacious front aspect living area, full length kitchen/diner with French doors leading into the conservatory, with beautiful tiled flooring.

On the first floor there is three bedrooms, the master with ne-suite and the family bathroom completes the first floor accommodation.

The property has a detached garage with electric charge point and a low maintenance garden, there is plenty storage throughout the property



Total floor area 102.7 m² (1,106 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Energy performance certificate (EPC)			
63 Woodhorn Farm NEWBIGGIN-BY-THE-SEA NE24 6AP	Energy rating C	Valid until 17 March 2034	
Property type Detached house		Certificate number 885-3056-2307-174-024	
Total floor area 82 square metres			
Rules on letting this property			
Properties can be let if they have an energy rating from A to E.			
You can read guidance for landlords on the regulations and exemptions .			
Energy rating and score			
This property's energy rating is C. It has the potential to be B.		The graph shows this property's current and potential energy rating.	
See how to improve this property's energy efficiency .		Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.	
For properties in England and Wales: the average energy rating is D the average energy score is 60			

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