

# SIGNATURE

## NORTH EAST

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📍 Front Street, Newbiggin-By-The-Sea NE64 6PJ

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**Asking Price**  
**£235,000**

Signature North East proudly presents this charming three-bedroom end-of-terrace home nestled on the coveted Front Street in Newbiggin-By-The-Sea.

Constructed from stone, it features modern, spacious rooms throughout, along with a secluded rear yard and charming front garden, typical of this style of property.

Newbiggin-By-The-Sea boasts an array of local amenities, excellent transportation links, and a stunning coastline just moments away. Numerous footpaths for coastal and countryside exploration are conveniently located within a short walking distance of the property.

Upon entry, you are greeted by a generously sized entrance hallway, providing access to the entirety of the ground floor. A spacious lounge adorned with a beautiful bay window sits at the front of the property, while a modern kitchen with wall, base, and drawer units and space for dining, lies at the rear. Completing the ground floor level are a practical utility room and WC.

Ascending the first floor, you'll discover the master bedroom spanning the property's width and a stylish bathroom with a feature bath and walk-in shower. The second floor comprises two additional well-proportioned bedrooms.

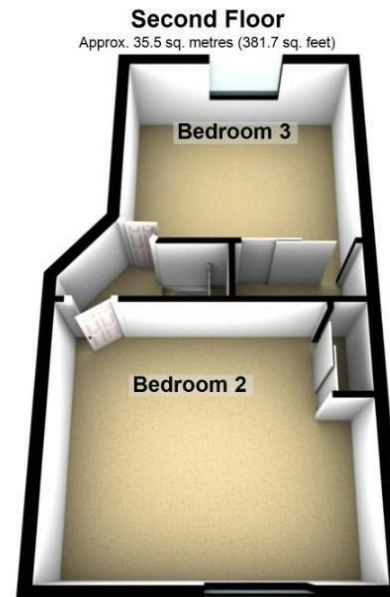
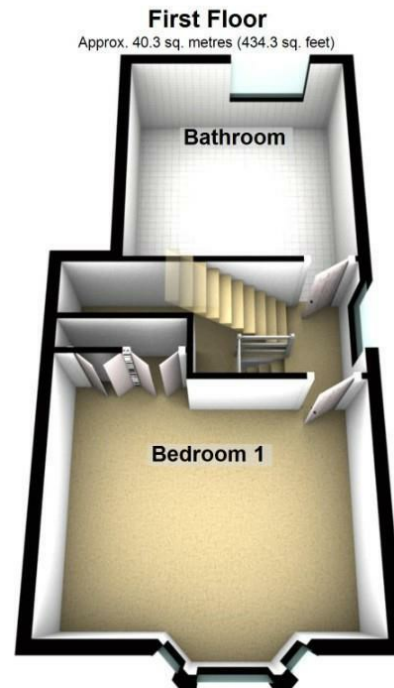
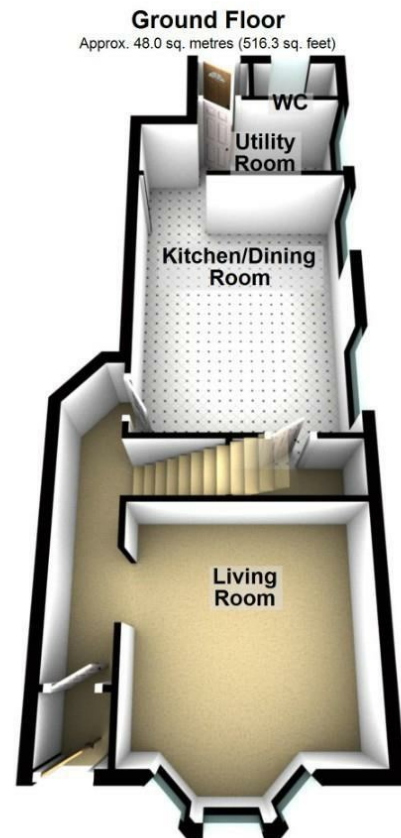
Externally, the property showcases a delightful front garden and a recently refurbished private rear yard, with an all-weather seating area.

This exquisite freehold residence has been meticulously maintained throughout, offering prospective buyers a modern and adaptable home situated in a highly sought-after location.



PLEASE NOTE THAT THE VENDOR HAS CERTIFIED THE PROPERTY INFORMATION AND IMAGES.

# PROPERTY FLOORPLAN



Total area: approx. 123.8 sq. metres (1332.3 sq. feet)

Please be advised the floorplans are not drawn to scale and are to be used to give an idea of the layout of the property.  
Plan produced using PlanUp.

## Measurements:

Living Room  
14'9" x 11'8"

Kitchen / Dining Room  
15'8" x 11'9"

Utility Room  
11'9" x 5'2"

WC  
5'0" x 2'6"

Bedroom One  
16'0" x 15'3"

Bedroom Two  
15'3" x 13'0"

Bedroom Three  
12'1" x 10'8"

Bathroom  
12'5" x 12'1"

## Energy Efficiency Rating

|                                             | Current | Potential |
|---------------------------------------------|---------|-----------|
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         | 80        |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            | 51      |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |

England & Wales

EU Directive  
2002/91/EC







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