

SIGNATURE

NORTH EAST

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

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Offers Over £335,000

Signature North East is delighted to present this exceptional property on Front Street in the charming village of Newbiggin-By-The-Sea. Positioned in the heart of the village. The property not only provides a comfortable home but also presents a unique opportunity for entrepreneurial endeavours. With its prime location, the ground-floor shop area is ideal for a business venture. The property spans from the 1st floor to the 2nd floor above the commercial area and can be accessed directly through the shop, with the possibility of creating a private entrance by reinstating the original corridor that separated the residential and commercial entrances.

The layout and design reveal a perfect blend of comfort and modern living. The generous living room, with views of Front Street, features a stylish fireplace, creating an ideal area for family gatherings. The open-plan kitchen and dining room serve as the hub of the property, combining wood accents and a cosy fireplace to make a comfortable and inviting setting for hosting family events. The practical kitchen is equipped with a range cooker and dishwasher. French doors open to a small balcony/veranda, allowing the sea breeze.

The ample hallway provides access to a utility room. The outdoor balcony, accessible via the utility room, has enough space for outdoor furniture, perfect for enjoying outdoor living and admiring the iconic Couple statue. This floor also features a convenient WC for family and guests.

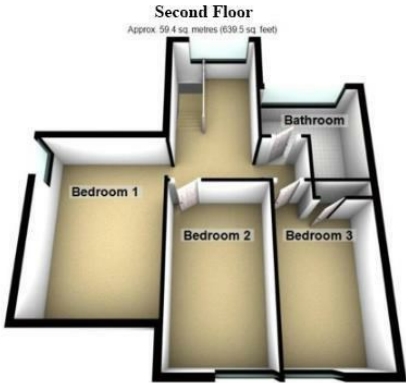
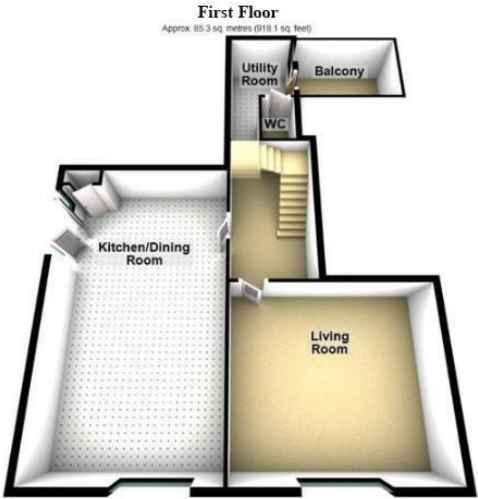
On the top floor, you will find three well-appointed double bedrooms, each providing a perfect retreat for relaxation after a long day. The three-piece family bathroom, completed with a bathtub and shower, serves all three bedrooms.

This property offers an incredible opportunity for both living and investing in your own business, with the potential for a live-and-rent scenario. For more information or to schedule a viewing, please contact Signature North East.

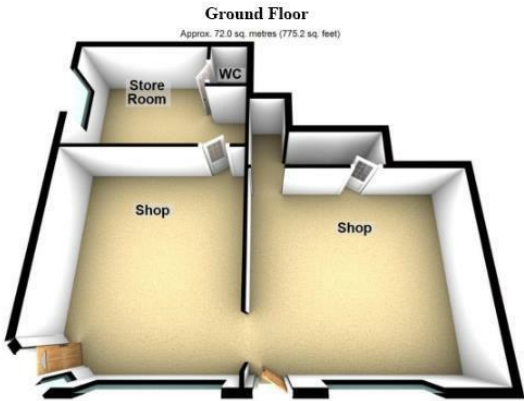


PLEASE NOTE THAT THE VENDOR HAS CERTIFIED THE PROPERTY INFORMATION AND IMAGES.

PROPERTY FLOORPLAN



Total area: approx. 144.7 sq. metres (1557.6 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.



Total area: approx. 72.0 sq. metres (775.2 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
17'10" x 15'10"
- Kitchen / Dining Room
27'1" x 15'7"
- Utility Room
12'9" x 6'6"
- WC
5'0" x 3'4"
- Bedroom One
15'6" x 11'0"
- Bedroom Two
15'1" x 8'7"
- Bedroom Three
15'1" x 8'2"
- Bathroom
9'0" x 8'11"
- Shop
15'5" x 14'10"
- Shop
17'7" x 16'0"
- Store Room
15'5" x 10'4"
- WC
4'1" x 3'4"

| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 59 | 68 |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | |
| EU Directive 2002/91/EC | | |





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