


# SIGNATURE

## NORTH EAST

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 Grasmere Terrace, Newbiggin-By-The-Sea NE64 6PA

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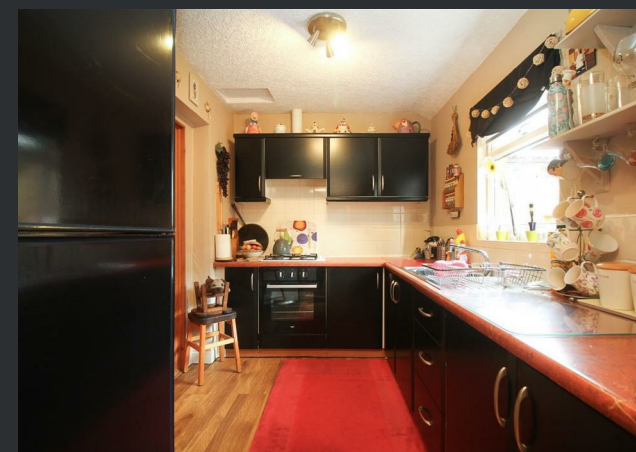
**Offers Over £247,000**

Signature North East is delighted to welcome this charming 4-bedroom terraced property to the market, located in the picturesque coastal town of Newbiggin-by-the-Sea. Situated just a 5-minute stroll from the beach, this home is perfect for those who enjoy the outdoors and the fresh sea air. With plenty of local amenities nearby and excellent schools within easy reach, it's an ideal location for families. Additionally, Ashington town centre is just a short drive away, and the serene Queen Elizabeth II Country Park offers a beautiful spot for a leisurely walk.

Upon entering the property, you are welcomed into a central hallway leading to a spacious and bright living room, complete with a large bay window and a feature fireplace. Adjacent to this is the second reception room, which also features a fireplace and offers plenty of space for relaxation. The separate dining room provides ample space for a large dining table and connects seamlessly to the well-appointed kitchen, which boasts a range of attractive wall and base units, generous countertop space, and integrated appliances, including an oven, hob, and extractor fan. From the kitchen, there is access to a convenient utility room and a W.C.

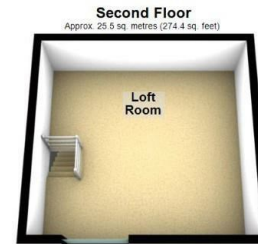
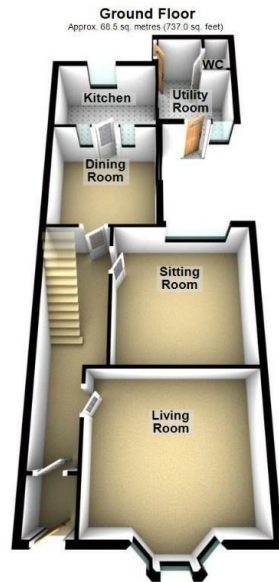
The first floor presents three bedrooms, with bedrooms 1 and 2 comfortably accommodating double beds and featuring fitted wardrobes for added convenience. Bedroom 3 offers versatility, currently used as a dressing room but perfect for a children's bedroom or study. Completing this floor is the spacious bathroom, which includes a bathtub, walk-in shower, hand basin, and a separate W.C. The fourth bedroom is located in the loft and showcases charming exposed beams, offering plenty of space for furnishings and storage.

Externally, the property benefits from a small yard area, ideal for outdoor furniture and enjoying the fresh sea breeze. On-street parking is available at the front of the property as well as in the rear lane, with no permit required.



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

# PROPERTY FLOORPLAN



Total area: approx. 148.5 sq. metres (1598.7 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  
14'2" x 12'6"

Sitting Room  
12'7" x 12'2"

Dining Room  
10'8" x 10'0"

Kitchen  
10'0" x 7'4"

Utility Room  
10'4" x 7'4"

WC  
4'2" x 2'10"

Bedroom One  
13'1" x 12'1"

Bedroom Two  
12'11" x 11'3"

Bedroom Three  
9'6" x 6'9"

Bathroom  
10'0" x 6'11"

WC  
5'4" x 3'7"

Loft Room  
17'1" x 16'0"

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>75</b>
(55-68) <b>D</b>	<b>59</b>	
(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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