

# SIGNATURE

## NORTH EAST

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 Argyle Terrace, Newbiggin-By-The-Sea NE64 6PR

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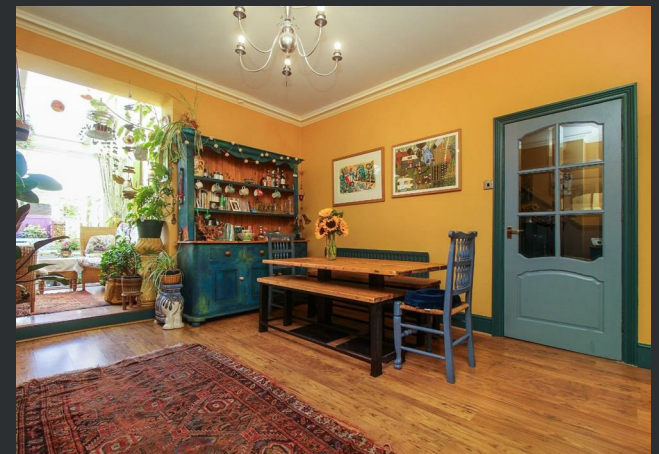
**Asking Price**  
**£285,000**

Signature North East welcomes you to Argyle Terrace, located in the charming seaside town of Newbiggin-by-the-Sea. This delightful home offers a perfect blend of coastal living and modern convenience, set in a tranquil environment with scenic views and lush green spaces. Whether you're taking a stroll along the nearby beach, exploring local shops and cafes, or relaxing by the sea, Argyle Terrace provides an idyllic setting for your daily life. Situated between a lush green field and the promenade, the natural beauty of the surroundings enhances the property's appeal, offering peaceful outdoor spaces for relaxation and activities.

The home spans over three levels, providing ample space for everyone. The inviting living room features a bay window, a fireplace framed by built-in shelves, creating a cosy atmosphere. The dining room, accessible from both the living room and hallway, is ideal for both formal and casual gatherings. Adjacent the sunroom, is filled with natural light and offers outdoor access, making it perfect for relaxing or entertaining. The kitchen, designed to be functional and stylish, is equipped with plenty of wall and base units for storage, ample counter space for meal preparation, includes a Range cooker and dishwasher. Both the kitchen and the utility room have been updated within the last 2 years, adding modern features and fresh finishes. The utility room, offers additional storage, while a convenient shower room completes the ground floor.

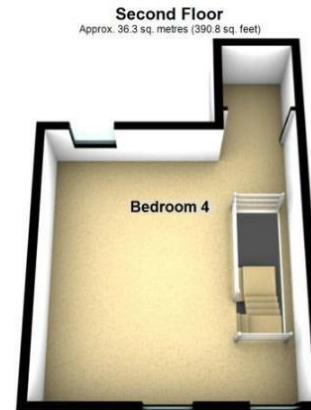
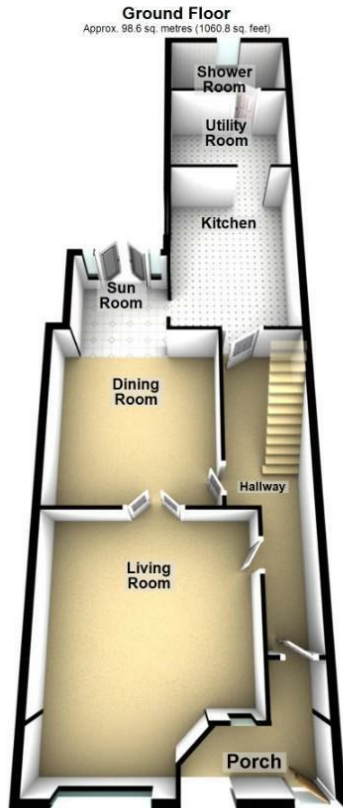
On the first floor, you'll find two spacious double bedrooms and a single bedroom. The master bedroom features a bay window and ample space for your furniture, The family bathroom, also recently remodelled, is tastefully decorated with a freestanding bath and a walk-in shower. A roof terrace adds character and charm to this level, providing a peaceful outdoor retreat. The second floor houses a fourth bedroom, currently used as a sitting area, adding to the already spacious property.

Outside, the private backyard is perfect for outdoor living, and there is plenty of on-street parking with additional parking available in a nearby car park. Don't miss the chance to experience seaside living—call us today to arrange a viewing.



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

# PROPERTY FLOORPLAN



Total area: approx. 205.1 sq. metres (2207.9 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  
18'7" x 15'11"

Dining Room  
14'4" x 13'4"

Kitchen  
15'8" x 10'8"

Sun Room  
7'10" x 6'7"

Utility Room  
10'8" x 8'5"

Shower Room  
10'8" x 5'8"

Bedroom One  
14'2" x 13'6"

Bedroom Two  
14'6" x 13'6"

Bedroom Three  
10'9" x 6'4"

Bathroom  
15'8" x 10'8"

Bedroom Four  
18'4" x 19'3"

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		79
(69-80) <b>C</b>	64	
(55-68) <b>D</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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