

# SIGNATURE


## NORTH EAST

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 Buteland Terrace, Newbiggin-By-The-Sea NE64 6PG



# Buteland Terrace, Newbiggin-By-The-Sea NE64 6PG

**£139,950**

Signature North East welcomes you to Buteland Terrace, Newbiggin-By-The-Sea, a charming 4-bedroom terrace house in a desirable seaside location with a strong sense of community. Local shops and essential services are within easy reach, and the area boasts reputable schools. Well-connected by public transport, commuting to nearby towns and cities is convenient, enhancing accessibility for work and leisure. Nearby attractions and cultural sites offer diverse entertainment options.

Upon entering, the hallway leads to a spacious living room featuring a bay window and a fireplace, perfect for family gatherings. The adjacent dining area offers ample space with natural light streaming through the window. The well-equipped kitchen includes plenty of storage and counter space, along with a washing machine, dishwasher, NEF oven, gas hob, and fridge freezer. A door provides outdoor access to the backyard.

Upstairs, four bedrooms await. Bedrooms one and two are spacious doubles, while the third, also a double, is cosier. The fourth bedroom, is ideal as a home office or nursery. A three-piece shower room with underfloor heating completes this level.

Outside, the low-maintenance backyard is perfect for enjoying sunlight, with access to the single garage, which can be used for parking or storage. There is also direct road access and an available parking permit.



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

# PROPERTY FLOORPLAN



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  
15'2" x 13'5"

Dining Room  
13'4" x 12'3"

Kitchen  
14'2" x 9'4"


Bedroom One  
13'4" x 12'2"

Bedroom Two  
13'4" x 11'4"

Bedroom Three  
9'11" x 7'6"

Bedroom Four  
9'11" x 6'8"

Shower Room  
7'2" x 4'6"

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C	69	
(55-68) D		
(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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