

# SIGNATURE

## NORTH EAST

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📍 Rydal Mount, Newbiggin-By-The-Sea NE64 6TJ



# Rydal Mount, Newbiggin-By-The-Sea NE64 6TJ

**Offers Over £177,000**

Signature North East are delighted to welcome to the market this three-bedroom semi-detached home, located in the ever-popular coastal village of Newbiggin-By-The-Sea. The property enjoys a fantastic position just a short stroll from the sea front and promenade, offering the perfect setting for those who love the coast. The village location offers tranquillity whilst still being conveniently close to local schools including Grace Darling Primary, a range of shops, amenities, and excellent travel links.

Upon entering, you are greeted by a welcoming central hallway that leads directly into a spacious living room. This bright open-plan room, enhanced by a large window, offers ample space for furnishings and flows seamlessly into the dining area, which can comfortably host a family dining table. A conservatory extends from here, providing a relaxing retreat filled with natural light. The kitchen, recently renovated, is well-appointed with a range of attractive wall and base units paired with sleek countertops. It also benefits from integrated appliances including an oven, hob, and dishwasher, as well as a serving hatch into the dining area. From here, direct access is available to the rear garden.

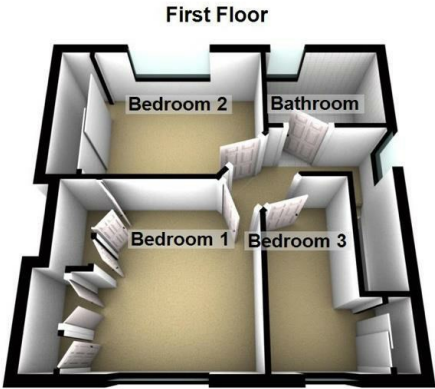
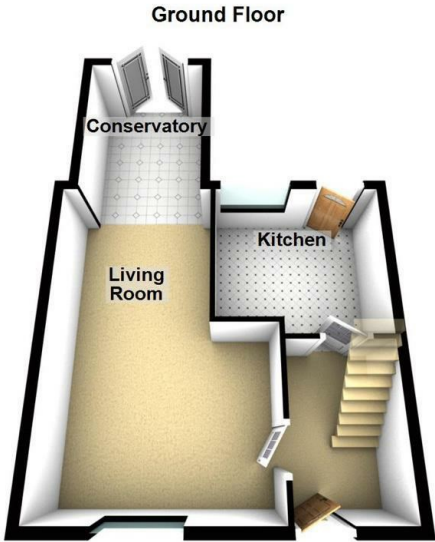
The first floor hosts three well-proportioned bedrooms. Bedrooms one and two are generous doubles, both benefitting from fitted wardrobes, while the third bedroom also features fitted storage and is well-suited for use as a single room or home office. Completing the floor is a modern bathroom, fitted with a walk-in shower, hand basin, W.C, and heated towel rail, ensuring practicality for family living.

Externally, this property continues to impress with a large rear garden that includes an extensive patio area, ideal for outdoor furniture and entertaining. A standout feature is the substantial garden room, complete with electricity, running water, and a hot tub. To the front, a private driveway provides off-street parking for up to three vehicles.



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

# PROPERTY FLOORPLAN



Total area: approx. 84.7 sq. metres (911.7 sq. feet)

## Measurements:

Living Room / Diner  
20'0" x 13'10"

Kitchen  
8'9" x 10'11"

Conservatory  
10'3" x 7'11"

Bedroom One  
10'11" x 10'6"

Bedroom Two  
8'9" x 10'10"

Bedroom Three  
9'11" x 6'1"

Bathroom  
5'3" x 7'10"

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