



## Matfen Terrace

### Newbiggin-By-The-Sea

Stunning three bedroom mid terraced home within easy reach of Newbiggin sea front. The property briefly comprises of: entrance lobby, hallway, dining room, lounge and kitchen. Upstairs there are three well proportioned bedrooms and a family bathroom. Externally there is a small front garden and rear yard.

Early viewing advised.

Asking Price **£145,000**

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ROOK  
MATTHEWS  
SAYER

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### PROPERTY DESCRIPTION

#### ENTRANCE

Lobby, UPVC door.

#### ENTRANCE HALLWAY

Stairs to first floor landing, laminate flooring, single radiator.

#### LOUNGE 11'5 (3.48) INTO ALCOVE x 11'10 (3.61)

Double glazed window to front, double radiator, fire surround with electric inset and hearth, electric fire, television point, coving to ceiling, archway to dining room.

#### DINING ROOM 11'9 (3.58) WITH ALCOVE x 11'7 (3.53)

Double glazed patio doors to rear, double radiator, coving to ceiling.

#### KITCHEN 8'2 (2.48) x 10'1 (3.07)

Double glazed window to rear, range of wall, floor and drawer units with co-ordinating roll edge work surfaces, stainless steel sink unit and drainer with mixer tap, tiled splash backs, space for cooker oven, space for fridge/freezer, plumbed for washing machine, tiling to floor, double glazed door to rear.

#### FIRST FLOOR LANDING

Double glazed window to side, loft access, 2 built in storage cupboards

#### LOFT

Partially boarded, insulated.

#### BEDROOM ONE 13'2 (4.01) x 9'6 (2.90)

Double glazed window to front, coving to ceiling, single radiator.

#### BEDROOM TWO 10'3 (3.12) INTO ALCOVE x 10'8 (3.25)

Double glazed window to rear, single radiator, coving to ceiling.

#### BEDROOM THREE 7'0 (2.13) x 8'6 (2.59)

Double glazed window to front, single radiator.

#### BATHROOM/ WC

3 piece white suite comprising of: electric shower over panelled bath pedestal wash hand basin, low level WC, double glazed window to rear, double radiator, part tiling to walls, laminate flooring.

#### FRONT GARDEN

Walled surrounds, low maintenance garden.

#### REAR YARD



**PRIMARY SERVICES SUPPLY**

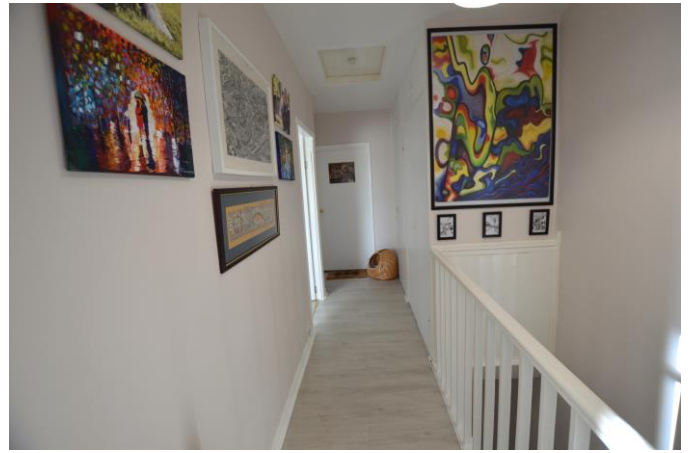
Electricity: Mains  
Water: Mains  
Sewerage: Mains  
Heating: Gas  
Broadband: Fibre  
Mobile Signal Coverage Blackspot: No  
Parking: On street parking, communal parking.

**MINING**

The property is known to be on a coalfield and known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and confirmation should be sought from a conveyancer as to its effect on the property, if any.

**TENURE**

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**COUNCIL TAX BAND: A**

**EPC RATING: C**



**Important Note:** Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.

**Money Laundering Regulations** – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

**16 Branches across the North-East**

