



## Westfield Crescent Newbiggin-by-the-sea

A very well presented two bedroom semi detached home in the popular seaside town of Newbiggin. The property briefly comprises of the entrance hall, large tastefully decorated lounge, dining room and fitted kitchen. Upstairs there are two double bedrooms and a stunning refitted bathroom. Externally there is a small front garden and rear yard with off street parking .

**£140,000**

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## PROPERTY DESCRIPTION

### ENTRANCE HALLWAY

Glazed composite entrance door, stairs to first floor landing, tiled flooring, single radiator, built in cupboards.

### LOUNGE 14'4 (4.37) into alcove x 15'6 (4.72) into bay

Double glazed bay window to front with shutters, double radiator, fire surround with gas inset and hearth, television point, picture rail.

### DINING ROOM 8'8 (2.64) x 14'3 (4.34)

Double glazed window to rear, double radiator, parquet effect laminate to floor.

### KITCHEN 8'11 (2.72) x 6'7 (2.00)

Double glazed window to rear, double radiator, 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, built in electric fan assisted oven, electric hob with extractor fan above, space for fridge/freezer, plumbed for washing machine/dishwasher, laminate flooring, double glazed composite door to rear.

### FIRST FLOOR LANDING

Double glazed window to side with shutters, loft access.

### BEDROOM ONE 15'1 (4.59) x 10'10 (3.30) into alcove

Double glazed bow window to front, double radiator.

### BEDROOM TWO 7'7 (2.31) x 11'3 (3.43)

Double glazed window to front, single radiator.

### BATHROOM/WC

4 piece white suite comprising: free standing bath, pedestal wash hand basin, large shower cubicle, low level WC, double glazed window to rear, heated towel rail, part tiling to walls, tiled flooring.

### COBBLED FRONT GARDEN

### REAR YARD

Cobbled, off street parking.



**PRIMARY SERVICES SUPPLY**

- Electricity: Mains
- Water: Mains
- Sewerage: Mains
- Heating: Gas
- Broadband: ADSL Modem
- Mobile Signal Coverage Blackspot: No
- Parking: Parking to rear yard

**TENURE**

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure and associated details and costs must be verified by your Legal Advisor before you expend costs.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D		
39-54	E	44 E	
21-38	F		
1-20	G		

**COUNCIL TAX BAND: A**

**EPC RATING: E**



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