



## Manor Court

Newbiggin-by-the-sea

Two bedroom mid terrace house in the popular coastal town of Newbiggin by the sea . The property briefly comprises of hallway, kitchen, cloakroom and a large living room downstairs with two double bedrooms and a family bathroom to the first floor. Externally you will find an allocated parking space to the front and a low maintenance garden to the rear with patio area.

**£135,000**

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### PROPERTY DESCRIPTION

#### ENTRANCE HALLWAY

Composite entrance door, laminate flooring, storage cupboard.



#### CLOAKS/WC

Low level WC, pedestal wash hand basin, laminate flooring, double glazed window, single radiator.

#### LOUNGE 12'11 (3.94) max x 14'11 (4.55)

Double glazed patio doors to rear, single radiator, television point.



#### KITCHEN/DINING ROOM 6'7 (2.00) x 8'1 (2.46)

Double glazed window to front, 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, gas hob with extractor fan above, space for fridge/freezer, plumbed for washing machine, laminate flooring.

#### FIRST FLOOR LANDING

Loft access.



#### BEDROOM ONE 8'1 (2.46) x 13'1 (3.99)

Double glazed window to front, single radiator.

#### BEDROOM TWO 13'0 (3.96) max x 8'2 (2.48)

Double glazed window to rear, single radiator, built in cupboard.



**BATHROOM/WC**

3 piece suite comprising: mains shower over panelled bath, wash hand basin (set in vanity unit), low level WC, single radiator, part tiling to walls, laminate flooring.

**SMALL FRONT GARDEN**

Allocated parking

**REAR GARDEN**

Low maintenance garden, artificial lawn.

**PRIMARY SERVICES SUPPLY**

- Electricity: Mains
- Water: Mains
- Sewerage: Mains
- Heating: Gas
- Broadband:
- Mobile Signal Coverage Blackspot: No
- Parking: Allocated parking space

**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		85 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**COUNCIL TAX BAND: A**

**EPC RATING: C**





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