



Sidney Crescent

Newbiggin-by-the-sea

Very well presented five bedroom end terraced family home close to Newbiggin Bay. The property briefly comprises of an entrance lobby, hallway with side entrance, spacious living room with bay window, dining room, modern fitted kitchen with integrated appliances and a handy shower room downstairs. To the first floor there are three good sized bedrooms, two with fitted robes, a small utility room and a large contemporary family bathroom with walk in shower and free standing bath. To the second floor you will find two further bedrooms and a shower room. Externally there is a small front garden, rear yard and an attached garage. This is an outstanding property and we would thoroughly recommend viewing to appreciate the accommodation on offer.

Offers in Excess of: £300,000

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PROPERTY DESCRIPTION

ENTRANCE LOBBY

Part glazed composite entrance door.

ENTRANCE HALLWAY

Stairs to first floor landing, double glazed door, single radiator.

CLOAKS/WC off kitchen

Low level WC, wash hand basin (set in vanity unit), extractor fan, tiling to floor.

LOUNGE 16'5 (5.00) into alcove x 15'1 (4.59)

Double glazed bay window to front, 2 radiators, fire surround with wood burning inset and hearth, panelling to walls, television point, double doors to dining room.

DINING ROOM 12'11 (3.94) into alcove x 14'7 (4.45)

Double glazed window to rear, partial panelling, double radiator, coving to ceiling.

KITCHEN 11'8 (3.56) x 10'4 (3.15)

Double glazed window to rear, single radiator, range of wall, floor and drawer units with co ordinating roll edge work surfaces, co ordinating sink unit and drainer with mixer tap, tiled splash backs, built in electric fan assisted double oven, electric hob with extractor fan above, integrated fridge, freezer and dishwasher, tiling to floor.

SMALL UTILITY ROOM

FIRST FLOOR LANDING

Built in storage cupboard, stairs to second floor.

BEDROOM ONE 15'2 (4.62) x 11'0 (3.35) into alcove (to front of wardrobes)

Double glazed window to front, double radiator, fitted wardrobes and drawers, coving to ceiling, television point.

BEDROOM TWO 14'7 (4.45) into alcove x 12'3 (3.73)

Double glazed window to rear, single radiator, fitted wardrobes.

BEDROOM THREE 7'1 (2.16) x 10'11 (3.33)

Double glazed window to front, double radiator.



BATHROOM/WC

4 piece suite comprising: stand alone bath, large shower cubicle, low level wc, wash hand basin (set in vanity unit), double glazed window to rear, double radiator, part tiling to walls, tiled flooring.

SECOND FLOOR LANDING

Single radiator, velux window.

BEDROOM FOUR second floor 11'5 (3.48) x 10'10 (3.30)

Double glazed window to front, double radiator, television point.



BEDROOM FIVE second floor 9'4 (2.84) x 11'3 (3.43)

Large roof light, single radiator.



SHOWER ROOM second floor

Mains shower cubicle, low level wc, pedestal wash hand basin, roof light, single radiator.

SMALL GARDEN TO FRONT

GARAGE

Single, detached, up and over door, power and lighting



PRIVATE YARD TO REAR

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: Fibre to premises

Mobile Signal Coverage Blackspot: No

Parking: Garage



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

COUNCIL TAX BAND: B

EPC RATING: D

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		



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