

# SIGNATURE

## NORTH EAST

OFFICIALLY RATED THE NO.1 ESTATE AGENT IN THE NORTH EAST





📍 Prospect Place, Newbiggin-By-The-Sea NE64 6DN

# Prospect Place, Newbiggin-By-The-Sea NE64 6DN

## Offers Over £239,950

Signature North East welcomes to the sales market this charming three-bedroom terraced home. Nestled on Prospect Place, Newbiggin-By-The-Sea, this property boasts breathtaking sea views and generously designed open-plan living spaces. The location is truly exceptional, offering convenient access to a variety of local amenities, including bars, restaurants, and excellent transport links.

As you enter this charming home through the entrance vestibule, you're welcomed into the open-plan dining room, connecting seamlessly to the living room and sunroom. The well-appointed kitchen and a staircase leading to the first floor are also on this level. The dining room and living room on the ground floor offer ample space for desired furnishings, providing versatility for various needs. Dual-aspect windows from the dining room to the sunroom allow abundant natural light. Throughout these rooms, you'll be delighted by the stunning traditional teak parquet flooring. The living room further impresses with exposed beams and a central fireplace, adding character to the space. The kitchen boasts plenty of storage space via wall and base units, along with integrated appliances, ensuring functionality and practicality.

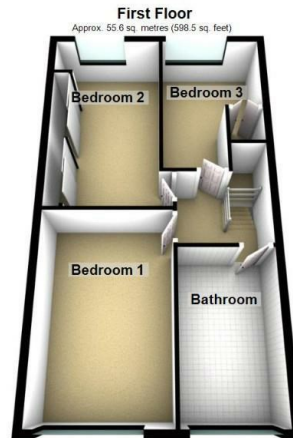
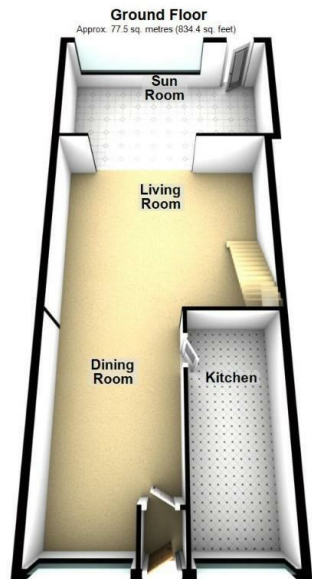
Heading upstairs, you'll find three bedrooms, each capable of accommodating a double bed. The second bedroom is enhanced by built-in wardrobes with mirrored sliding doors, offering convenient storage. Completing the first floor is the family bathroom, featuring a bath, shower, w.c., bidet, and sink, catering to your everyday needs.

Outside, the rear garden is generously sized, mainly laid to lawn, with a patio area surrounded by lush shrubs and trees, creating a tranquil outdoor retreat. There is also a large outside stone built work shop, perfect to be converted into a bar or home office. To the front of the home, a yard space adds to the charm of this delightful property. This property is a perfect project for someone looking to create a beautiful home.



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

# PROPERTY FLOORPLAN



Total area: approx. 133.1 sq. metres (1432.9 sq. feet)

Please be advised the floorplans are not drawn to scale and are to be used to give an idea of the layout of the property.  
Plan produced using PlanUp.

## Measurements:

Living Room  
18'3" x 16'0"

Dining Room  
17'9" x 10'9"

Sun Room  
15'10" x 10'7"

Kitchen  
17'9" x 7'2"


Bedroom One  
16'1" x 10'5"

Bedroom Two  
16'3" x 10'5"

Bedroom Three  
13'1" x 8'2"

Bathroom  
12'11" x 7'6"

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>68</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	





More 5 Star Customer Reviews than any other Agent based in the North East on allAgents.co.uk



**SALES**

**LETTINGS**

**FINANCE**

**LAW**

**WE COVER THE WHOLE OF THE NORTH EAST**

Whitley Bay  
0191 251 3344

Cramlington  
01670 897 213

Tynemouth  
0191 296 6689

Morpeth  
01670 513 966

Ponteland  
01661 820 082

Wallsend  
0191 432 4151

Alnwick  
01665 511 800

Heaton  
0191 432 4275

Forest Hall  
0191 266 9966

Other locations  
0191 640 3523

Newcastle  
0191 640 2284

Durham  
0191 303 8252

Gosforth  
0191 640 3523

Sunderland  
0191 543 6390

Whickham  
0191 432 5102

Gateshead  
0191 432 4294

Jesmond  
0191 281 1037

Killingworth  
0191 640 3602

Ryton  
0191 413 9845

Head Office &  
Lettings  
0191 253 4815

\*Highest recommended 5-star reviews than any other Estate Agent based in the North East on allAgents.co.uk - The UK's Largest Customer Review Website for the Property Industry & Awarded Best Estate Agency 2018 & 2019 - North East England by SME News