

# SIGNATURE

## NORTH EAST

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📍 Front Street, Newbiggin-By-The-Sea NE64 6QD

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**Offers Over £315,000**

Signature north East are delighted to present this charming 3-bedroom home on Front Street in Newbiggin-by-the-Sea. Offering both residential and commercial possibilities, this property boasts a fantastic location just a stone's throw from the seafront and within easy reach of a wealth of amenities.

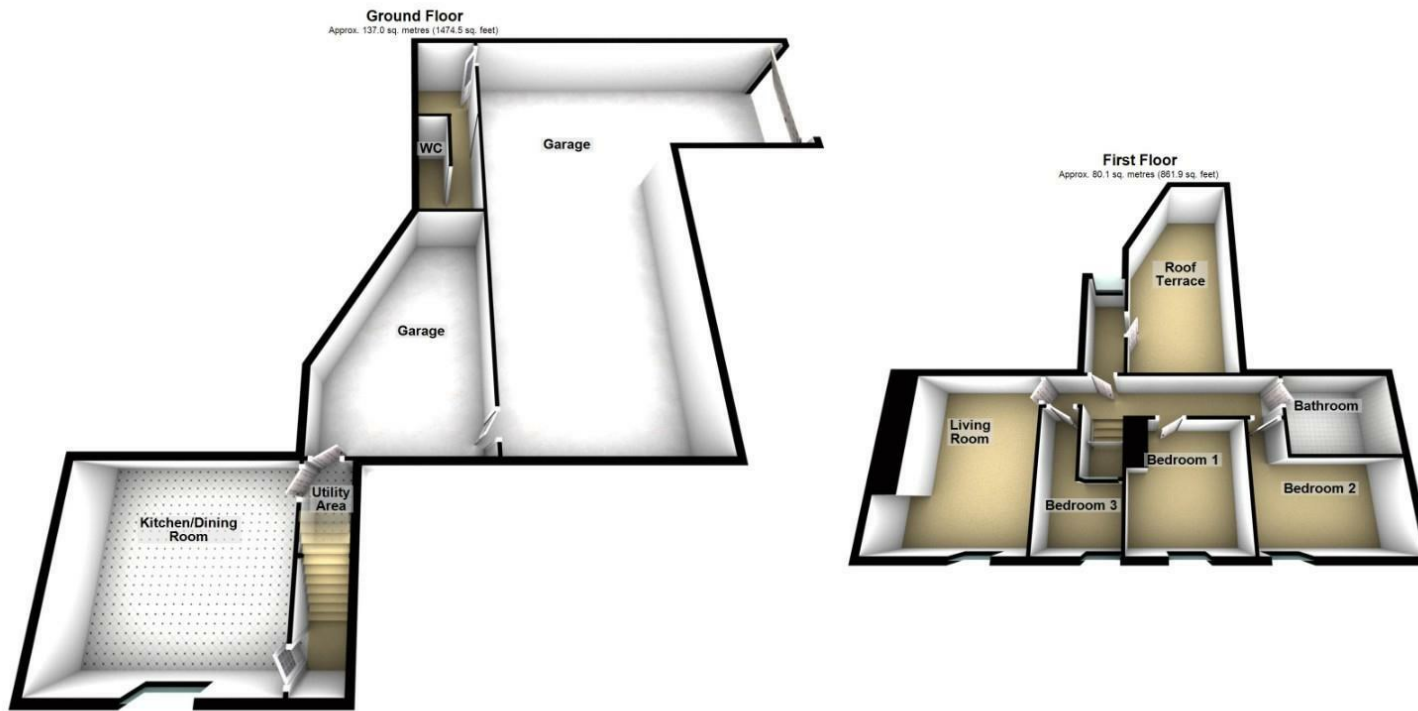
Upon entering this delightful home, you're greeted by the expansive kitchen-dining room, recently renovated and boasting ample storage space in its stylish wall and base units. Integrated appliances, including a dishwasher and hob, enhancing convenience. The generous space also comfortably accommodates a family dining table. Continuing upstairs, you'll find a generously sized living room.

Upstairs, discover three generous bedrooms, two of which comfortably fitting a double bed and ample furnishings. The third single bedroom offers a versatile space ready to be transformed to suit your needs. The main bathroom provides ultimate convenience with a bathtub, shower, and WC. Stepping outside, you'll be greeted by the brilliant roof terrace, complete with decking and offering the perfect haven for relaxation during the summer months.

On the lower level, discover a dedicated commercial space, currently operating as a cafe but adaptable to a variety of business ventures. Ample off-street parking is available via a generous garage, currently functioning as a workshop but easily transformed to suit your needs. This versatile space even boasts a conveniently located WC.



# PROPERTY FLOORPLAN



Total area: approx. 217.1 sq. metres (2336.4 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  
15'0" x 12'8"

Kitchen  
16'2" x 14'6"

Bedroom One  
10'7" x 9'11"

Bedroom Two  
12'6" x 10'7"

Bedroom Three  
11'7" x 7'1"

Bathroom  
9'1" x 6'9"

Garage  
40'3" x 16'9"

Side Garage  
20'8" x 13'10"

## Energy Efficiency Rating

|   | Current   | Potential |
|---|-----------|-----------|
| Very energy efficient - lower running costs |           |           |
| (92 plus) <b>A</b>                          |           |           |
| (81-91) <b>B</b>                            |           | <b>78</b> |
| (69-80) <b>C</b>                            | <b>66</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 |           |           |

England & Wales

EU Directive  
2002/91/EC







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