



Windsor Road | Newbiggin by the Sea | NE64

£265,000

A Substantial five-bedroom terraced property close to Newbiggin promenade. The property boasts many original features including a lovely balustrade, cornicing, central roses, corbels and an archway on the first floor landing.

The accommodation briefly comprises of a spacious living room, kitchen diner with fitted units and access to the rear yard and two storage rooms to the ground floor. On the first floor you will find a large Principal bedroom with ensuite and bay window with views towards the sea, a family bathroom, further two bedrooms.

Staircase takes you up to the second floor where there are two further bedrooms.

Externally, the property features a private rear yard.

Early viewing is highly recommended to appreciate the size and versatility of the accommodation on offer and benefits from having no onward chain.

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Five Bedroom Terraced House close to Promenade in Newbiggin

Large Living Room with Cornice and Central Rose

Kitchen Diner with Double Glazed Patio Doors to Rear Yard

Three Bedrooms to First Floor

Family Bathroom

Principal Bedroom with En Suite and Bay Window with Sea Views

Two Further Rooms to Second Floor

Many Original Features Including Balustrade, Corbels and Feature Stripped Doors

For any more information regarding the property please contact us today

PROPERTY DESCRIPTION:

ENTRANCE PORCH: Part glazed front door

ENTRANCE HALLWAY: Stairs to first floor landing, modern flooring, large storage area under the stairs

LOUNGE: 14'6 (4.42) X 14'1 (4.29) plus alcove

Double glazed front window, radiator, television point, coving to ceiling with ceiling rose.

KITCHEN/DINING ROOM: 11'9 (3.58) x 14'5 (4.39)

Double glazed patio doors to rear, radiator, range of wall floor and drawer units with coordinating roll edge work surfaces, stainless steel sink unit and drainer with mixer tap, tiled splashbacks, space for cooker, extractor fan above, space for fridge freezer, plumbed for washing machine, tiling to floor.

FIRST FLOOR LANDING AREA: Double glazed rear window, built in storage cupboard, stairs carry on to second floor.

FAMILY BATHROOM: 6'5 (1.96) x 7'6 (2.29)

3-piece suite comprising: panelled bath with electric shower over, pedestal wash hand basin, low level wc, heated towel rail, part tiling to walls, extractor fan.

BEDROOM ONE: 10' (3.20) plus alcove x 18'5 (5.61) into bay

Double glazed bay front window, radiator, built in cupboard, coving to ceiling, television point.

EN-SUITE SHOWER ROOM: Low level wc, wash hand basin set in vanity unit, shower cubicle with shower, tiling to walls.

BEDROOM TWO: 10'2 (3.10) x 7'8 (2.33)

Double glazed rear window, radiator, built in cupboard.

BEDROOM THREE: 6'6 (1.98) x 10'1 (3.07)

Double glazed front window, radiator, fitted wardrobes

SECOND FLOOR LANDING: Built in cupboard

BEDROOM FOUR: 17'7 (5.36) x 9'10 (2.99)

Double glazed front window, radiator, fitted wardrobes.

BEDROOM FIVE: 10'6 (3.20) x 9'9 (2.97)

Double glazed rooflight, radiator, fitted wardrobes.

EXTERNALLY: Yard to rear.

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PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains

Broadband: None

Mobile Signal Coverage Blackspot: Not known

Parking: On street

MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

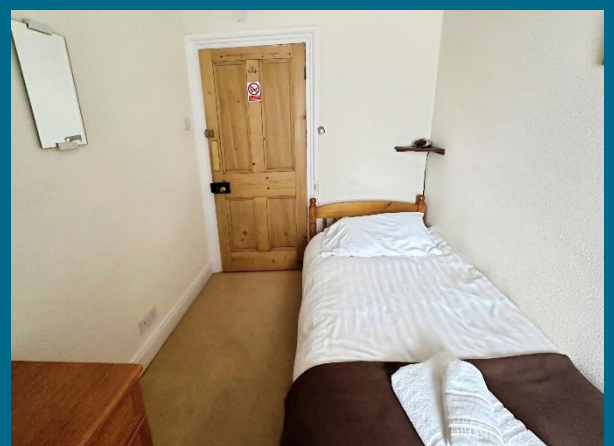
TENURE

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: C

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Important Note: Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.



Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.