



Holmwood Avenue | Newbiggin by the Sea | NE64 6JW

**£95,000**

A delightful three-bedroom home in the sought-after coastal town of Newbiggin-by-the-Sea. The property offers a bright lounge, spacious dining room, fitted kitchen, and a modern ground-floor shower room. Upstairs are three well-proportioned bedrooms, including a generous principal bedroom. Externally, there is a low-maintenance front garden and a private rear yard. Conveniently located close to local amenities, schools, transport links, and the seafront, this property is ideal for first-time buyers, families, or investors.

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**Three-Bedroom End Terrace**

**Lounge And Dining Room**

**Modern Ground Floor Shower Room**

**Fitted Kitchen**

**Principal Bedroom**

**Low-Maintenance Front Garden**

**Private Rear Yard**

For any more information regarding the property please contact us today

**PROPERTY DESCRIPTION:**

**ENTRANCE:** UPVC Entrance glazed door

**ENTRANCE HALLWAY:** Stairs to first floor landing, single radiator

**DOWNSTAIRS BATHROOM:** 7'2 (2.18) x 5'6 (1.68)  
3 piece suite comprising: Wash hand basin, shower cubicle, low level wc, heated towel rail, modern flooring, double glazed window to rear, cladding to walls.

**LOUNGE:** 12'0 (3.66) x 13'0 (3.96) into alcove  
Double glazed front window, double radiator, television point

**DINING ROOM:** 7'7 (2.31) x 16'8 (5.08)  
Double glazed rear window, walk in cupboard, coving to ceiling.

**KITCHEN:** 7'2 (2.18) x 10'8 (3.25)  
Double glazed rear window, single radiator, range of wall, floor and drawer units with coordinating roll edge work surfaces, stainless steel sink unit with mixer tap, fully tiled, space for cooker, space for fridge, plumbed for washing machine, tiling to floor, coving to ceiling.

**FIRST FLOOR LANDING:** Loft access

**BEDROOM ONE:** 13'4 (4.06) into alcove x 9'9 (2.97)  
Double glazed front window, single radiator, built in cupboard.

**BEDROOM TWO:** 9'11 (3.02) x 9'8 (2.95)  
Double glazed rear window, single radiator.

**BEDROOM THREE:** 6'7 (2.00) x 6'9 (2.06)  
Double glazed rear window, single radiator.

**EXTERNALLY:**

Low maintenance front garden with patio, bushes and shrubs

Private yard to rear

**T: 01670 850 850**

[Ashington@rmsestateagents.co.uk](mailto:Ashington@rmsestateagents.co.uk)

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#### PRIMARY SERVICES SUPPLY

Electricity: tbc

Water: tbc

Sewerage: tbc

Heating: tbc

Broadband: tbc

Mobile Signal Coverage Blackspot: tbc

#### 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.

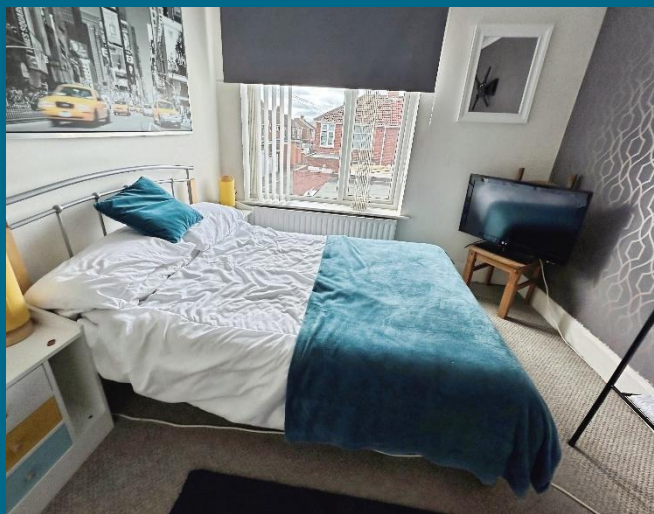
#### TENURE

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: A

EPC RATING: D

AS00010529 VERSION ONE FG/GD 19/06/2026



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	62 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.

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