

SIGNATURE

NORTH EAST

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 Gibson Street, Newbiggin-By-The-Sea NE64 6UW

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**Asking Price
£265,000**

We are delighted to welcome to the market this charming three bedroom stone-built terrace house, with no onward chain. This property is currently operating as a successful holiday let with future bookings in place, while also offering excellent potential to become a wonderful family home. Situated just moments from the sandy beaches, promenade, and the iconic Couple sculpture, the property enjoys a fantastic coastal setting. Also conveniently close to a range of local amenities including cafés, shops, within the village centre, while offering excellent access to nearby towns such as Ashington and commuter routes into Newcastle.

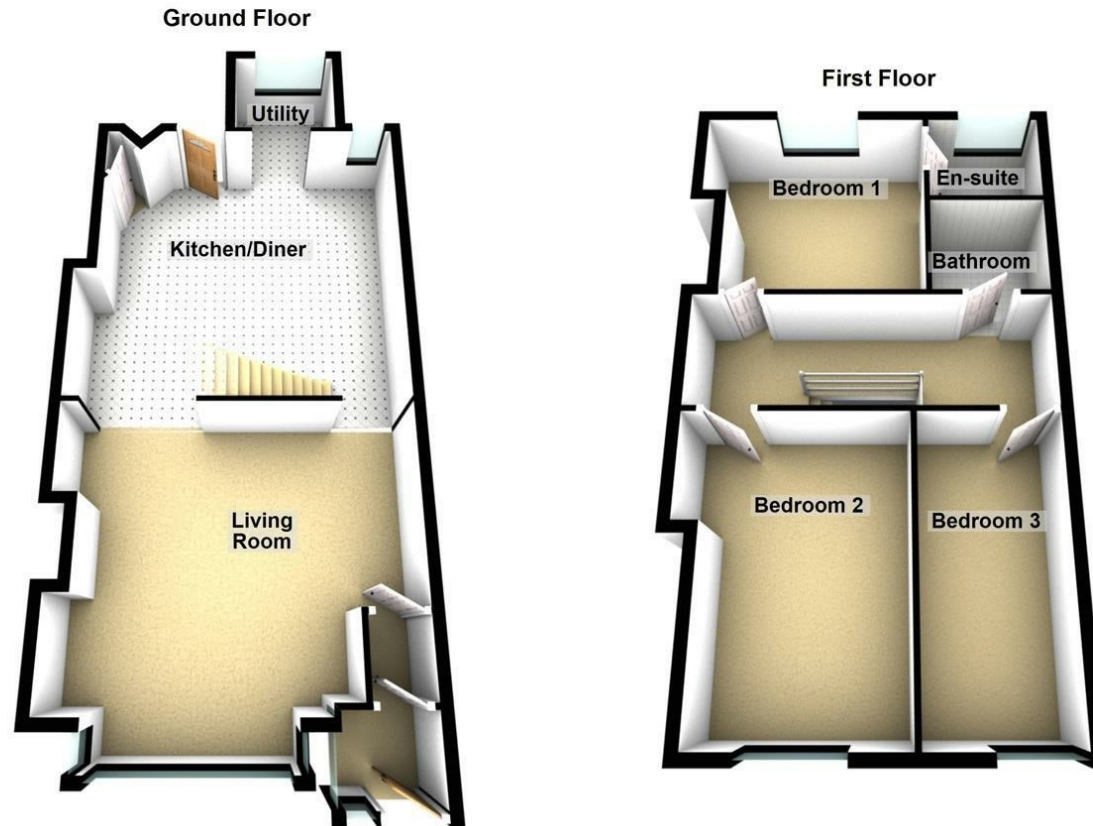
Internally, the property offers a very spacious open plan living room, kitchen and dining area, creating a sociable and welcoming living space. The living room benefits from a large window allowing plenty of natural light, while several feature fireplaces add charm and character throughout. The modern open plan kitchen, installed approximately four years ago, is fitted with attractive wall and base units alongside space for appliances. A separate utility room provides additional practicality and storage.

To the first floor, the accommodation comprises two generously sized double bedrooms and a further twin bedroom. Bedroom one benefits from its own en suite facilities, offering added comfort and convenience. The contemporary family bathroom, updated approximately three years ago, is fitted with a hand basin, WC, and bath with overhead shower, finished to a modern standard.

Externally, the property boasts a low maintenance front and rear garden. The spacious rear garden features several patio areas ideal for outdoor seating and entertaining. The rear also benefits from gated access to off-street parking, with additional street parking available to the rear of the property.



PROPERTY FLOORPLAN



Total area: approx. 129.9 sq. metres (1398.3 sq. feet)

Measurements:

Living Room
16'2" x 5'1"

Kitchen / Diner
18'5" x 19'7"

Utility
5'10" x 6'5"

Bedroom One
11'11" x 11'5"

Bedroom Two
15'9" x 10'7"

Bedroom Three
15'10" x 7'5"

Bathroom
6'2" x 6'5"

En Suite
5'4" x 6'3"

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive
2002/91/EC







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