

Woodhorn Farm | Newbiggin by the Sea | NE64

OFFERS IN EXCESS OF £140,000

Well Presented three-bedroom semi-detached family house in the popular seaside town of Newbiggin by the Sea. The property boasts a cloakroom, spacious lounge and kitchen diner to the ground floor while to the first floor you will find two double bedrooms, a single and family bathroom. Externally there is good sized garden to the rear and small front garden with driveway.

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Three-Bedroom Semi Detached House

Spacious Lounge

Bright Fitted Kitchen Diner

Family Bathroom

Good Size Rear Garden

Driveway Parking

For any more information regarding the property please contact us today

PROPERTY DESCRIPTION:

ENTRANCE: Composite front door

ENTRANCE HALLWAY: Radiator

DOWNSTAIRS CLOAKS/W.C.: Low level WC, pedestal wash hand basin, radiator, modern flooring

LOUNGE: 11'9 (3.58) x 14'1 (4.29) stairs to first floor landing
Double glazed window, radiator, television point.

KITCHEN/ DINING ROOM:
14'6 (4.42) x 8'7 (2.62)
Double glazed window, radiator, range of wall, floor and drawer units with coordinating roll edge work surfaces, stainless steel sink unit and drainer with mixer tap, tiled splash backs, built in electric fan assisted oven, gas hob with extractor fan above, space for fridge/freezer, plumbed for washing machine, double glazed patio doors to rear.

FIRST FLOOR LANDING AREA: Loft access

FAMILY BATHROOM: 3 piece white suite comprising: panelled bath, mains shower over, pedestal wash hand basin, low level wc, part tiling to walls, double glazed window.

BEDROOM ONE: 13'5 (4.09) x 7'9 (2.36)
Double glazed window, radiator

BEDROOM TWO: 7'9 (2.36) X 9'7 (2.92)
Double glazed window, radiator

BEDROOM THREE: 6'5 (1.96) x 6'1 (1.85)
Double glazed window, radiator, built in cupboard

EXTERNALLY: Front garden: Laid mainly to lawn, driveway
Rear garden: Laid mainly to lawn with patio area.

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PRIMARY SERVICES SUPPLY
Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Mains
Broadband: None
Mobile Signal Coverage Blackspot: No
Parking: Driveway

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

AS00010661 AMENDED 19/10/2026



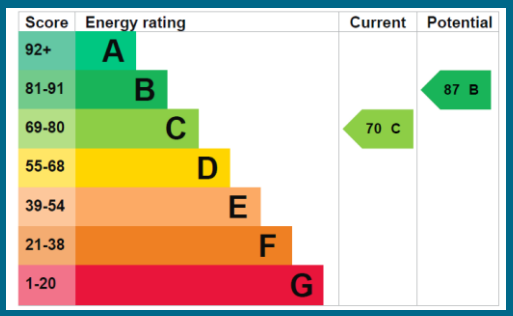


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Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some 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.

The Property Ombudsman

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