



Matfen Terrace | Newbiggin by the Sea | NE64 6XU

£160,000

A well-presented three-bedroom home offering comfortable and practical living throughout. The welcoming entrance hallway leads to a bright lounge with glazed doors opening into the dining room, where a charming multi-fuel burner creates a cosy focal point. The fitted kitchen is well-equipped with integrated appliances and provides access to the rear yard.

To the first floor are three bedrooms, including a double bedroom with fitted wardrobes, together with a spacious family bathroom featuring both a bath and separate shower. Externally, the property benefits from a low-maintenance front garden and a private rear yard with decking, covered seating area, and a useful outhouse with power and lighting.

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A Well-Presented Three-Bedroom Home

Welcoming Entrance Hallway

Bright And Spacious Lounge

Dining Room with Multi Fuel

Modern Fitted Kitchen

Three Well Proportioned Bedrooms

Four-Piece Family Bathroom

Private Rear Yard with Outhouse and Decking

For any more information regarding the property please contact us today

PROPERTY DESCRIPTION

ENTRANCE: Part glazed composite door, ltv flooring.

ENTRANCE HALLWAY: Stairs to first floor landing, radiator, ltv flooring

LOUNGE: 12'7 (3.84) x 11'9 (3.58)

Double glazed window, feature radiator, ltv flooring, television point, hardwood glazed doors open to dining room

DINING ROOM: 13'7 (4.15) into alcove x 11'6 (3.51)

Double glazed patio doors, radiator, ltv flooring, fireplace with multi fuel burner, built in cupboard

KITCHEN: 7'9 (2.36) x 10'0 (3.05)

Double glazed window, range of wall, floor and drawer units with coordinating roll edge work surfaces, circular stainless steel sink unit and drainer with mixer tap, tiled splashbacks, built in electric fan assisted oven, electric hob with extractor fan above, integrated fridge/freezer, laminate flooring, plumbed for washing machine, spotlights, double glazed door to rear.

FIRST FLOOR LANDING AREA:

FAMILY BATHROOM: 7'10 (2.39) x 6'9 (2.06)

4 piece suite comprising: Panelled bath, shower cubicle with electric shower, two double glazed windows, heated towel rail, panelling to wall, low level wc, spotlights, laminate flooring.

BEDROOM ONE: 9'7 (2.92) x 12'5 (3.78)

Double glazed window, radiator.

BEDROOM TWO: 8'8 (2.64) to front of robes x 11'1 (3.38)

Double glazed window, radiator, fitted wardrobes

BEDROOM THREE: 7'2 (2.18) x 8'10 (2.69)

Double glazed window, radiator

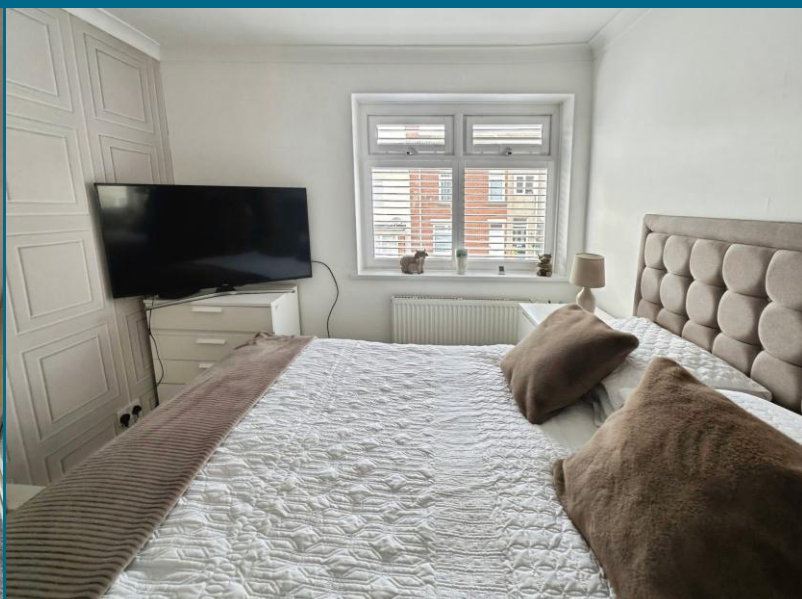
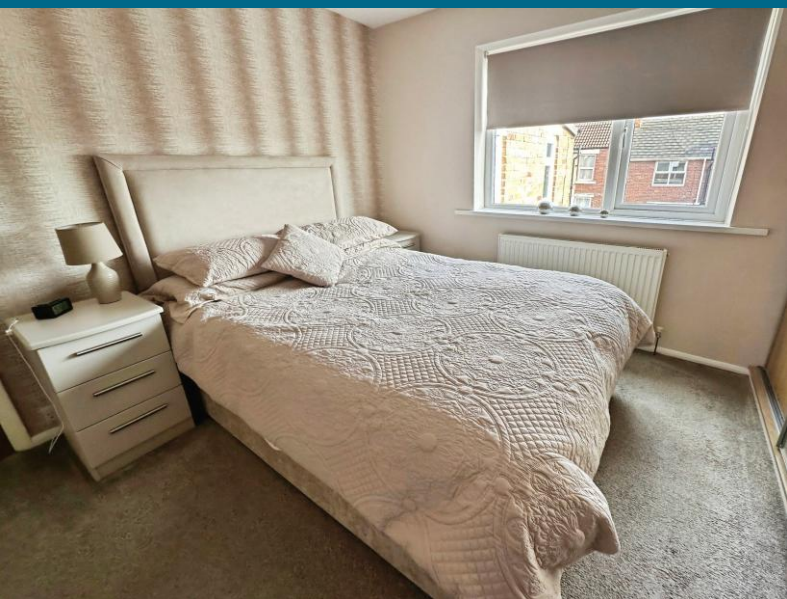
EXTERNALLY: FRONT GARDEN: Small low maintenance garden.

REAR: Private yard to rear with decking and UPVC roof, outhouse attached with power and lighting.

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PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains

Broadband: FTTP

Mobile Signal Coverage Blackspot: No

Parking: On street parking

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: TBC

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EPC RATING TBC

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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.

