



### 3 bed terraced house to buy in

Beach Terrace, Newbiggin-by-the-sea,  
Newbiggin-by-the-Sea, Northumberland,  
NE64 6XE

# £355,000

🛏 x3 🚿 x1 🚿 x3

Tenure

**Freehold**

Double Garage parking

### Property features

- ✓ Larger Style Terraced House
- ✓ Sea Front Position
- ✓ Three Receptions & Sun Room
- ✓ Upgraded Kitchen & Shower Room
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band C
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Mobile signal: Good

## Description

\*\*\*RARE TO THE MARKET - LARGER STYLE TERRACED HOUSE - SEA FRONT - ELEVATED POSITION WITH PANORAMIC VIEWS OF THE BAY - THREE RECEPTIONS - SUN ROOM - UPGRADED KITCHEN & SHOWER ROOM - GARDENS FRONT & REAR - DOUBLE GARAGE - NO UPPER CHAIN - VIEW NOW\*\*\*

Pattinson Estate Agents proudly present this larger style terraced house situated on Beach Terrace in the popular coastal town of Newbiggin By The Sea. In an impressive elevated position on the sea front with panoramic views of the bay from the Church Point at the north to Needles Eye at the south. The front garden is a perfect spot where you can enjoy dolphin spotting, entertaining or just watching the world go by. The property is close to local shops, amenities and travel links. Warmed via gas central heating (combi boiler) and with Upvc triple glazing to the front of the house and double glazing to the rear this lovely family home must be viewed to be appreciated.

Newbiggin By The Sea is a charming seaside town with regular organised events from bands on the Piazza, art exhibitions at the Maritime Centre to the annual kite festival as well as paddle boarding, sea swimming groups and bird watching. The popular Needles Eye Cafe sits down on the promenade below.

Briefly comprising; entrance porch, entrance hallway, lounge, dining room, kitchen with separate dining area and sun room. To the first floor two double bedrooms with fitted furniture, bedroom three, shower room and separate w.c. Externally to the front a lawned garden with half wall and gated access. To the rear an enclosed West facing low maintenance garden leading to a detached double garage.

To arrange your viewing please contact our Ashington Team

Council Tax Band: C

Tenure: Freehold

Price: £355,000

Property Type: Terraced House

Parking: Double Garage

Construction materials: Brick and block

Roofing type: Slate tiles

Heating: Gas

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No

Mobile signal coverage: Good

## Entrance Porch

Via main access door to front, vinyl flooring.



## Entrance Hallway

Stairs to first floor, radiator.



## Entrance Hallway Additional



## Lounge

4.56m x 4.39m (14'11" x 14'4")

Bay window to front with sea view. Feature fireplace and hearth with flame effect gas fire insert, radiator.



## Lounge Additional



## Lounge Additional (2)



## Lounge View



## Dining Room

3.68m x 3.74m (12'0" x 12'3")

Window into sun room, flame effect electric fire with hearth, radiator.



## Dining Room Additional



## Dining Area

3.95m x 2.91m (12'11" x 9'6")

Open archways into the kitchen and sun room. Brick built fireplace with gas fire insert and hearth, built in Welsh dresser with white worktop, large understair storage cupboard, radiator.



## Dining Area Additional



## Sun Room

3.07m x 2.28m (10'0" x 7'5")

Upvc construction with sliding patio door opening into the rear garden, vinyl flooring, radiator.



## Kitchen

3.56m x 2.90m (11'8" x 9'6")

Windows to rear and side, access door into rear garden. Fitted with a range of shaker style wall, floor and drawer units with wood effect square edge worktops and tiled splashbacks, stainless steel sink and drainer with mixer tap, integrated gas hob with brushed steel extractor over, integrated double electric oven, integrated dishwasher and washing machine, space for fridge/freezer, white vertical radiator, vinyl flooring.



## Kitchen Additional



## Kitchen Additional (2)



## First Floor Landing

Large double built in storage cupboard, loft access hatch.



## First Floor Landing Additional



## Master Bedroom

4.10m x 2.64m (13'5" x 8'7")

Window to front with sea view, full length built in sliding mirrored door wardrobes, radiator.



## Master Bedroom Additional



## Master Bedroom Additional (2)



## Bedroom Two

3.57m x 2.96m (11'8" x 9'8")

Window to rear, full length built in sliding mirrored door wardrobes, radiator.



## Bedroom Two Additional



## Bedroom Three

3.02m x 2.16m (9'10" x 7'1")

Window to front with sea view, radiator.



## Bedroom Three Additional



## Shower Room

2.97m x 2.55m (9'8" x 8'4")

Frosted window to side. A double walk in shower cubicle with white tray, grey pvc splashbacks, chrome fittings and glass screen door, panelled bath with chrome shower tap, wash hand basin with vanity unit, built in storage cupboard housing Baxi gas combi boiler, tiled walls, vinyl flooring, radiator.



## Shower Room Additional



## Separate W.C

Frosted window to side, white w.c with push flush, vinyl flooring.



## Rear Garden



## Rear Garden Additional



## Rear Elevation



## Double Garage

5.85m x 5.52m (19'2" x 18'1")

With electric door to the rear, access door and window into the garden, lights and power points.



## Front View



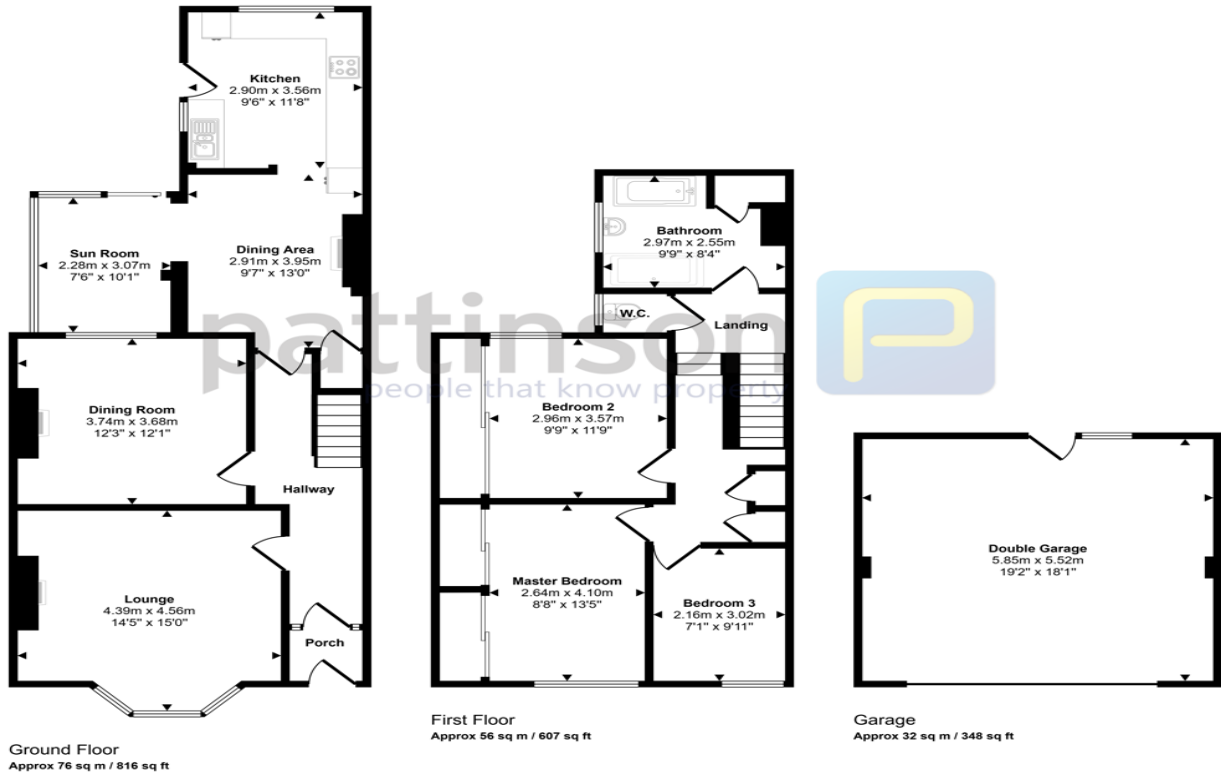
## Bay View



## Floor Plan



Approx Gross Internal Area  
164 sq m / 1771 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>	71	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC

Beach Terrace, Newbiggin-by-the-sea, Newbiggin-by-the-Sea, Northumberland, NE64 6XE

Contact your local branch today for more information on this property:  
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**admin@yellowbrickroadestateagents.co.uk, www.ybrea.co.uk**

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