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## 3 bed semi-detached house to buy in NE64

Coniston Avenue, Newbiggin-by-the-Sea, Northumberland, NE64 6TP

# £150,000

 x3  x1  x1

Tenure

**Freehold**

## Property features

- ✓ Semi Detached House
- ✓ Sought After Location
- ✓ Three Bedrooms
- ✓ Conservatory
- ✓ Driveway & Garden

Driveway parking

## Key Information

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

## Description

\*\*\*SEMI DETACHED HOUSE - THREE BEDROOMS - LOUNGE/DINER - CONSERVATORY - VERY WELL PRESENTED - UPGRADED BATHROOM - LOW MAINTENANCE GARDENS - OFF STREET PARKING - CONVERTED GARAGE - MUST BE VIEWED\*\*\*

Pattinson Estate Agents welcome to the sales market this three bedroom semi detached house situated on Coniston Avenue in Spital, Newbiggin By The Sea. A highly sought after location which is within easy reach of the sea front and promenade and within walking distance of the local primary school. The town has a range of shops, cafes and amenities and regular organised events are held throughout the year. Much loved and improved by the current owners and very well presented throughout the property is warmed via gas central heating (combi boiler) and benefits from Upvc double glazing throughout.

As we anticipate a high level of interest, early viewings are essential to avoid disappointment.

Briefly comprising; entrance hallway, lounge/diner, kitchen and conservatory. To the first floor three bedrooms and bathroom. Externally to the front a small low maintenance garden with driveway. The former garage has been converted to create a large utility and storage room. To the rear a block paved enclosed south westerly garden.

To arrange your viewing, please contact our Ashington Team who will be happy to assist.

Council Tax Band: A

Tenure: Freehold

Price: £150,000

Property Type: Semi-detached house

Parking: Driveway

Year built: 1951

Construction materials: Brick and block

Roofing type: Slate tiles

Heating: Gas

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Mobile signal coverage: Good

## Entrance Hallway

3.02m x 2.08m (9'10" x 6'9")

Via main access door to the front. Stairs to first floor with white spindled handrail, half panelled walls, wood effect flooring, radiator.



## Entrance Hallway Additional



## Lounge/Diner

6.08m x 3.74m (19'11" x 12'3")

Bow bay window to the front with fitted white venetian blinds, TV point, wood effect flooring, radiator. Large open archway to the dining area.



## Lounge/Diner Additional



## Dining Area

Sliding patio doors opening into the conservatory.



## Conservatory

2.51m x 1.87m (8'2" x 6'1")

Upvc construction with dwarf wall and vaulted roof, French doors opening into the rear garden, fitted white venetian blinds, wood effect flooring.



## Kitchen

3.91m x 3.75m (12'9" x 12'3")

Two windows to the rear with fitted white venetian blinds. Fitted with a range of white wall, floor and drawer units with black handles, black high gloss worktop, grey worktop and white tiled splashbacks. Inset one and a half sink and drainer with mixer tap, electric cooker point with brushed steel extractor over, integrated Neff dishwasher and microwave, integrated underbench fridge and freezer, plumbing for washing machine, wood effect flooring.



## Kitchen Additional



## Utility Room

3.56m x 3.04m (11'8" x 9'11")

Formerly the garage, it has been converted to create a large utility room. Window to the rear and access door into the rear garden, fitted workbenches.



## Storage

3.08m x 1.46m (10'1" x 4'9")

Formerly the front part of the garage with up and over garage door.

## First Floor Landing

Window to the side with fitted white venetian blind, half panelled walls, loft access hatch to the ceiling.



## Bedroom One

3.40m x 3.33m (11'1" x 10'11")

Window to the front with fitted white venetian blinds, built in storage cupboard, wall mounted TV point, radiator.



## Bedroom One Additional



## Bedroom Two

4.01m x 2.68m (13'1" x 8'9")

Window to the rear with fitted day to night blinds, radiator.



## Bedroom Two Additional



## Bedroom Three

3.32m x 2.79m (10'10" x 9'1")

Window to the front with fitted white venetian blind, radiator. Currently used as a dressing room/study. L-shaped.



## Bathroom

2.87m x 1.65m (9'4" x 5'4")

Frosted window to the rear. Recently upgraded with a modern three piece suite comprising panelled bath with chrome dual head rainfall shower over and glass screen door, pedestal wash hand basin with waterfall mixer tap and push flush w.c. Chrome heated towel rail, white & grey marbled pvc splashbacks, herringbone effect vinyl flooring.



## Bathroom Additional



## Rear Garden



## Seating Area



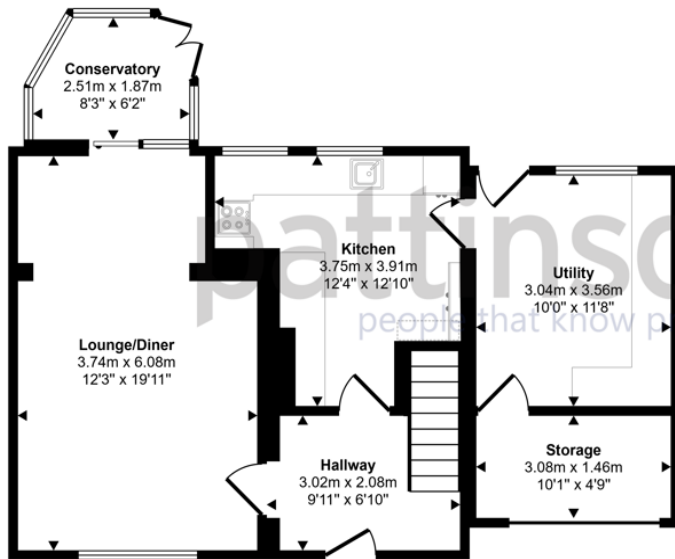
## Rear Elevation



## Front Elevation

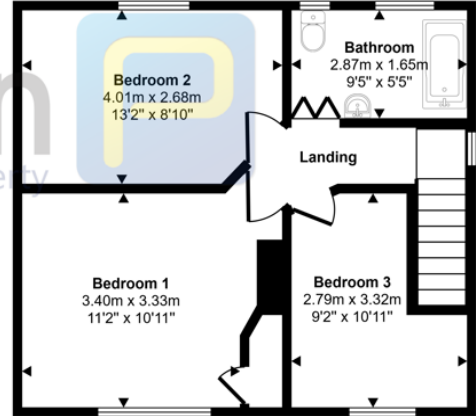


Approx Gross Internal Area  
106 sq m / 1143 sq ft



Ground Floor  
Approx 64 sq m / 684 sq ft

Denotes head height below 1.5m



First Floor  
Approx 43 sq m / 460 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.

Coniston Avenue, Newbiggin-by-the-Sea, Northumberland, NE64 6TP

Contact your local branch today for more information on this property:

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