



3 bed terraced house to buy in

Matfen Terrace, Newbiggin-by-the-Sea,
Northumberland, NE64 6XU

£145,000 Offers Over

 x 3  x 1  x 2

Tenure

Freehold

On Street parking

Property features

- ✓ Larger Style Terraced House
- ✓ Close To Sea Front
- ✓ Three Bedrooms, Two Receptions
- ✓ Beautifully Presented Throughout
- ✓ EPC Rating C

Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: C
- ✓ Heating supply: Gas

Description

LARGER STYLE TERRACED HOUSE - THREE BEDROOMS - TWO RECEPTIONS - UPGRADED THROUGHOUT - BEAUTIFULLY PRESENTED - YARD TO REAR - CLOSE TO SEA FRONT - NO UPPER CHAIN - VIEW NOW

Pattinson Estate Agents proudly present this larger style three bedroom terraced house situated on Matfen Terrace in the popular seaside town of Newbiggin By The Sea. A highly sought after location just a short stroll away from the beautiful sandy beach and promenade. The town offers an array of shops and leisure facilities as well as the golf course, leisure centre and maritime centre.

This beautifully presented property has been much loved and improved by the current owner and benefits from Upvc double glazing and gas central heating via combi boiler.

Sold with no upper chain, we anticipate a high level of interest, early viewings are essential to avoid disappointment.

Briefly comprising; entrance porch, entrance hallway, lounge, dining room and kitchen. To the first floor two double bedrooms, one single bedroom and bathroom. Externally to the front a low maintenance garden area and to the rear an enclosed walled yard which is paved and has a timber shed and gate for access. There is a concealed garage door at the rear which can be opened up if off street parking is required. Additional on street parking to the front.

To arrange your viewing please contact our Ashington Team.

Council Tax Band: A

Tenure: Freehold

Price: Offers Over £145,000

Property Type: Terraced House

Parking: On Street

Heating: Gas

Entrance Porch

Via main access door to the front, original tiled flooring.



Entrance Hallway

3.76m x 1.15m (12'4" x 3'9")

Stairs to the first floor, wood effect flooring, half panelled wall, radiator.



Entrance Hallway Additional



Lounge

3.83m x 3.62m (12'6" x 11'10")

Bow bay window to the front with fitted vertical blind, feature fireplace and hearth with electric brushed steel fire, wood effect flooring, open archway into the dining room, radiator.



Lounge Additional



Dining Room

4.02m x 3.90m (13'2" x 12'9")

Window to the rear with fitted vertical blind, wood effect flooring, radiator.



Dining Room Additional



Kitchen

2.69m x 2.43m (8'9" x 7'11")

Window to the rear with fitted vertical blind, access door into the rear yard. Fitted with a range of grey and white shaker style wall, floor and drawer units with neutral square edge worktops and tiled splashbacks, one and a half stainless steel sink and drainer with mixer tap, integrated gas hob and electric oven with extractor over, plumbing for washing machine, large understair storage cupboard, wood effect flooring.



Kitchen Additional



First Floor Landing

6.08m x 1.95m (19'11" x 6'4")

Window to the side with fitted vertical blind, large built in storage cupboard, loft access hatch to the ceiling.



First Floor Landing Additional



Master Bedroom

3.90m x 3.19m (12'9" x 10'5")

Window to the rear with fitted roller blind, radiator.



Master Bedroom Additional



Bedroom Two

3.81m x 3.16m (12'6" x 10'4")

Window to the front with fitted vertical blind. Two fitted double wardrobes and two double overhead storage units in a light wood effect, wood effect flooring, radiator.



Bedroom Three

2.71m x 1.96m (8'10" x 6'5")

Window to the front with fitted vertical blind, half panelled wall, radiator.



Bedroom Three Additional



Bathroom

2.36m x 1.66m (7'8" x 5'5")

Frosted windows to the rear and side both with white fitted blind. A recently upgraded traditional white suite with an oval claw feet bath which has a rainfall shower over, white tiled splashbacks and glass screen door, pedestal wash hand basin with chrome taps and low level raised cistern w.c. Inset storage cupboard and two inset shelves, patterned tiled flooring.



Bathroom Additional



Rear Yard



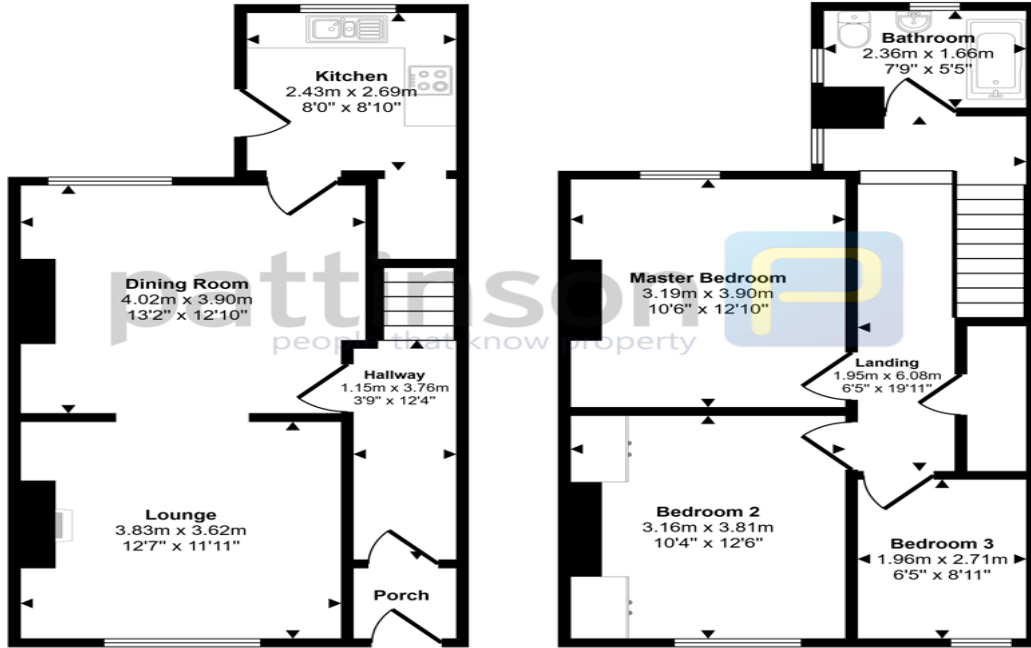
Rear Yard Additional



Rear Elevation



Approx Gross Internal Area
95 sq m / 1024 sq ft



Ground Floor
Approx 47 sq m / 503 sq ft

First Floor
Approx 48 sq m / 521 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
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		83
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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

1A Brackenthwaite, Leicester, Leicestershire, LE4 7GA, <https://laxmanrealestate.com/contact>

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