



4 bed semi-detached house to buy in NE64

Westfield Crescent, Newbiggin by the Sea,
Newbiggin-by-the-Sea, Northumberland,
NE64 6XA

£180,000

 x 4  x 2  x 2

Tenure

Freehold

Garage parking

Property features

- ✓ Large Semi Detached House
- ✓ Four Bedrooms, Two Receptions
- ✓ Ground Floor Cloaks
- ✓ West Facing Garden, Garage, Drive
- ✓ EPC Rating C

Key Information

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

Description

LARGE SEMI DETACHED HOUSE - FOUR BEDROOMS - TWO RECEPTIONS - CLOSE TO SEA FRONT - GROUND FLOOR CLOAKS - WEST FACING GARDEN - DRIVEWAY - DETACHED GARAGE - NO UPPER CHAIN - VIEW NOW

Pattinson Estate Agents welcome to the sales market this large four bedroom semi detached house situated on Westfield Crescent in the popular coastal town Newbiggin By The Sea. A great location close to the sea front and promenade and with local schools, shops, amenities and travel links close by. Warmed via gas central heating and with Upvc double glazing throughout this spacious family home must be viewed to be appreciated. Sold with no upper chain, early viewings are essential to avoid disappointment.

Briefly comprising; entrance porch, hallway, lounge, dining room, kitchen, utility room and cloakroom. To the first floor four bedrooms and bathroom. Externally to the front a walled garden area with gated access. Double gates open onto a gravelled driveway leading to a detached single garage at the rear and a pleasant lawned west facing garden.

To arrange your viewing please contact our Ashington Team.

Council Tax Band: B

Tenure: Freehold

Price: Offers In The Region Of £180,000

Property Type: Semi-detached house

Parking: Garage, Driveway

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 Porch

Via main access door to front.



Entrance Hallway

Stairs to first floor, radiator.



Lounge

4.83m x 4.11m (15'10" x 13'5")

Bay window to front, feature fireplace and hearth with brass gas fire insert, TV point, double doors opening into the dining room, radiator.



Lounge Additional



Dining Room

4.28m x 3.72m (14'0" x 12'2")

Window to side, understair storage cupboard, radiator.



Dining Room Additional



Kitchen

5.13m x 2.29m (16'9" x 7'6")

Window to rear. Fitted with a range of cream wall, floor and drawer units with grey roll edge worktops and matching trims, stainless steel sink and drainer with mixer tap, gas cooker point, plumbing for washing machine and dishwasher, vinyl flooring, radiator.



Kitchen Additional



Utility

2.43m x 1.23m (7'11" x 4'0")

Windows to rear and side and access door into the garden, vinyl flooring.



Cloakroom

Window to rear, push button w.c, vinyl flooring.



First Floor Landing

A large landing with two double storage cupboards, loft hatch to ceiling, radiator.



Bedroom One

3.86m x 3.48m (12'7" x 11'5")

Window to front, built in double wardrobe, radiator.



Bedroom Two

3.53m x 3.40m (11'6" x 11'1")

Window to side, built in double wardrobe with overhead storage, radiator.



Bedroom Three

2.52m x 2.42m (8'3" x 7'11")

Window to rear, radiator.



Bedroom Four

2.79m x 1.74m (9'1" x 5'8")

Window to front, radiator.



Bathroom

2.67m x 1.47m (8'9" x 4'9")

Two frosted windows to rear. Fitted with a three piece white suite comprising a large P-shaped bath with shower over and glass screen door, pedestal wash hand basin and push button w.c. Large chrome ladder style radiator, wall mounted mirrored vanity unit.



Bathroom Additional



Rear Garden



Driveway & Garage



Garage

5.27m x 2.95m (17'3" x 9'8")

Brick built with up and over access door, light and power points.

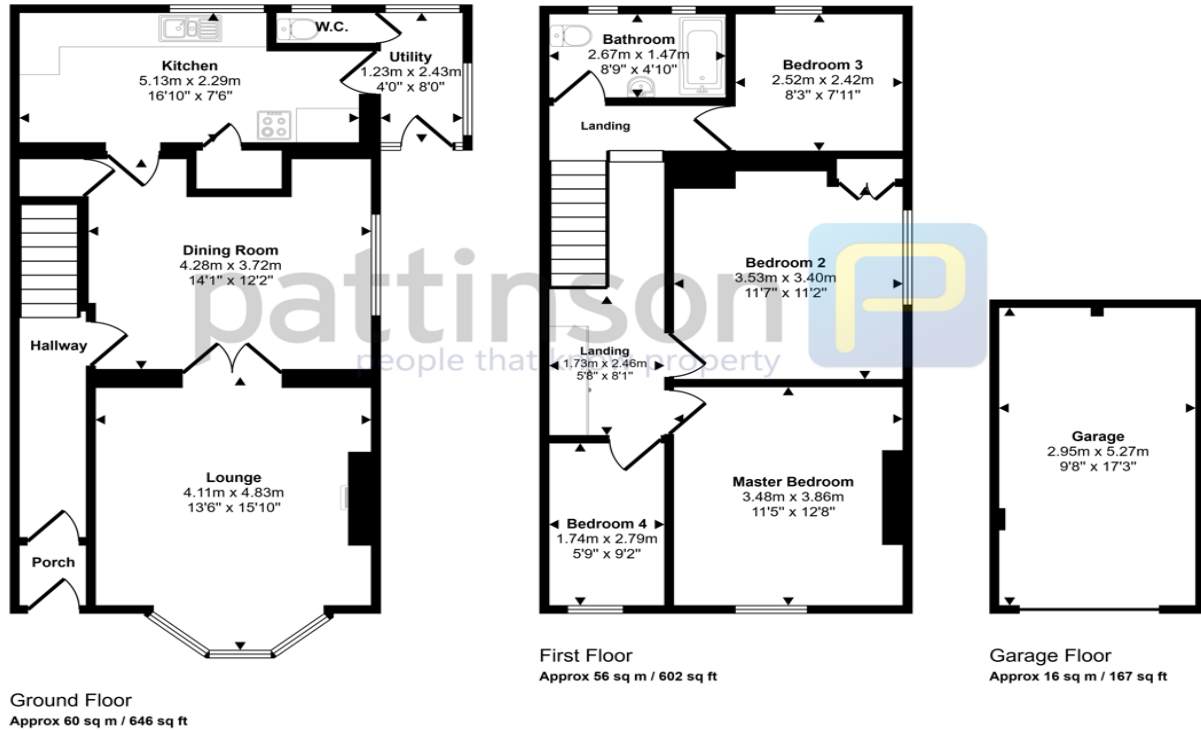
Rear Elevation



Floor Plan



Approx Gross Internal Area
131 sq m / 1415 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		82
(69-80) C	70	
(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

Westfield Crescent, Newbiggin by the Sea, Newbiggin-by-the-Sea, Northumberland,
NE64 6XA

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

**32 High Street, Chatteris, Cambridgeshire, PE16 6BG, Tel: 01354 697804, admin@kavanaghhayes.co.uk,
www.kavanaghhayes.co.uk**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



www.kavanaghhayes.co.uk - 01354 697804