



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

Welfare Crescent, Newbiggin-by-the-Sea, Northumberland, NE64 6RZ

# £160,000

🏠 x3 🚗 x1 🚲 x1

Tenure

**Freehold**

Off Street parking

## Property features

- ✓ Coastal Location
- ✓ Semi Detached House
- ✓ Three Double Bedrooms
- ✓ Spacious Lounge
- ✓ EPC Rating D

## Key Information

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

## Description

\*\*\*COASTAL LOCATION - SEMI DETACHED HOUSE - THREE BEDROOMS - SPACIOUS LOUNGE - SUN ROOM - EAST TO WEST GARDENS - PERFECT FAMILY HOME - NO UPPER CHAIN - VIEW NOW!\*\*\*

Pattinson Estate Agents welcome to the sales market this three bedroom semi detached house situated on Welfare Crescent in the coastal town of Newbiggin By The Sea, Northumberland. A highly sought after location with beautiful beachfront and promenade, local primary school and an array of local shops and amenities. This ideal family home is warmed via gas central heating and benefits from Upvc double glazing.

Much loved over many years by the current owners the property is ready for it's new owners. As we anticipate a high level of interest, early viewings are essential to avoid disappointment.

Briefly comprising; entrance hallway, lounge, kitchen and sun room. To the first floor three double bedrooms and family bathroom. Externally generous east to west gardens to the front and rear with ready made off street parking with planning at the front.

To arrange your viewing please contact our Ashington Team.

Council Tax Band: A

Tenure: Freehold

Price: Offers In The Region Of £160,000

Property Type: Semi-detached house

Parking: Off Street

Construction materials: Brick and block

Roofing type: Slate tiles

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: Yes

Sewerage: Standard UK domestic

Air conditioning: No

Mobile signal coverage: Good

## Entrance Hallway

Via main access door to the front, stairs to first floor, wood effect flooring, radiator.



## Lounge

6.11m x 3.59m (20'0" x 11'9")

Windows to the front and rear with fitted vertical blinds. Brick built fireplace with black mantle and hearth, traditional multi fuel burner, wood effect flooring, two radiators.



## Lounge Additional



## Kitchen

3.29m x 2.86m (10'9" x 9'4")

Window to the rear with fitted vertical blinds. A range of wall, floor and drawer units with roll edge worktops. Stainless steel sink and drainer with mixer tap, electric cooker point, plumbing for washing machine, space for fridge freezer, wood effect flooring, radiator. Secure access door into the sun room.



## Kitchen Additional



## Sun Room

3.69m x 2.72m (12'1" x 8'11")

Window to the front and sliding patio doors to the rear, both with fitted vertical blinds. A large built in cupboard which has plumbing for a potential downstairs cloakroom or shower room. White vertical radiator, loft space access hatch to the ceiling.



## Sun Room Additional



## First Floor Landing

Window to the side with fitted vertical blinds. Built in storage cupboard housing the gas central heating combi boiler, loft access hatch to the ceiling.



## Master Bedroom

*3.67m x 3.37m (12'0" x 11'0")*

Window to the rear with fitted vertical blinds, radiator.



## Master Bedroom Additional



## Bedroom Two

*3.32m x 2.91m (10'10" x 9'6")*

Window to the rear with fitted blinds, radiator.



## Bedroom Two Additional



## Bedroom Three

2.69m x 2.63m (8'9" x 8'7")

Window to the front with fitted vertical blinds, radiator.



## Bathroom

1.90m x 1.64m (6'2" x 5'4")

Frosted window to the front. Fitted with a three piece white suite comprising panelled bath with electric shower over, pedestal wash hand basin and w.c all with chrome fittings and tiled splashbacks. Wall mounted mirrored vanity unit, radiator.



## Bathroom Additional



## Rear Garden



## Rear Garden Additional



## Rear Elevation



## Front Elevation

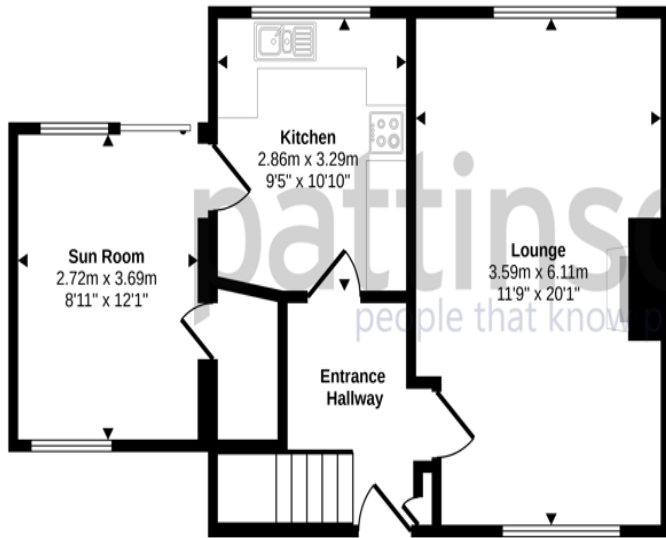


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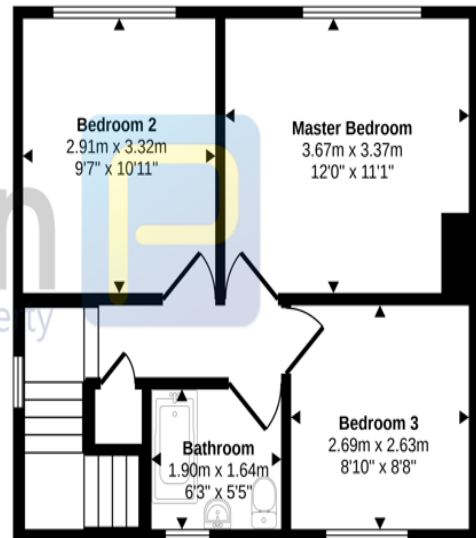
## Side Elevation



Approx Gross Internal Area  
93 sq m / 1001 sq ft



Ground Floor  
Approx 52 sq m / 557 sq ft



First Floor  
Approx 41 sq m / 444 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>			
(69-80) <b>C</b>			79
(55-68) <b>D</b>	67		
(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	

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

**HEAD OFFICE 1 PAVILION SQUARE, WESTHOUGHTON, BOLTON, LANCASHIRE, BL5 3AJ,**  
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