



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

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

**£190,000** Offers Over

 x4  x2  x2

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

## Arrange a viewing

Garreth Young  
Branch Manager  
Ashington

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## 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 Over £190,000

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.

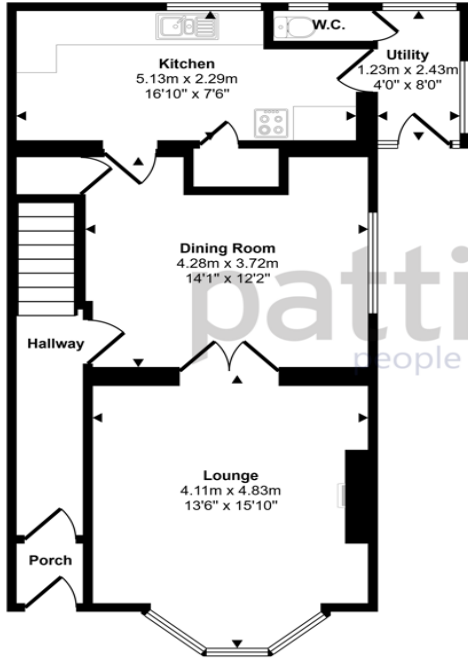
## Rear Elevation



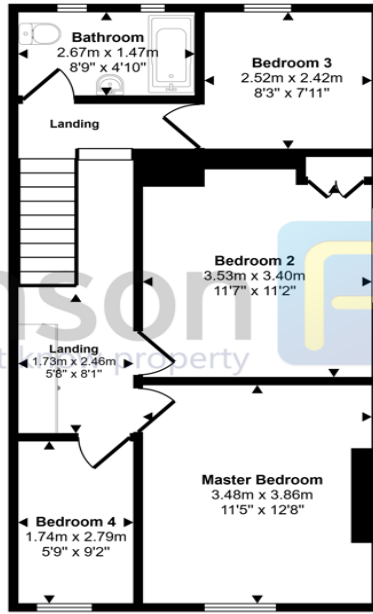
## Floor Plan



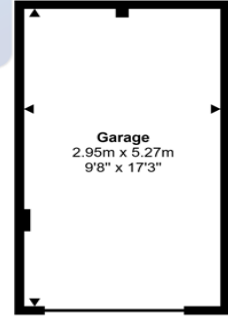
Approx Gross Internal Area  
131 sq m / 1415 sq ft



Ground Floor  
Approx 60 sq m / 646 sq ft



First Floor  
Approx 56 sq m / 602 sq ft



Garage Floor  
Approx 16 sq m / 167 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>		82
(69-80) <b>C</b>	70	
(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	

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

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

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