


SIGNATURE

NORTH EAST

OFFICIALLY RATED THE NO.1 ESTATE AGENT IN THE NORTH EAST





 Grasmere Terrace, Newbiggin-By-The-Sea NE64 6PA

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Offers In The Region Of £240,000

Nestled in the charming seaside town of Newbiggin-by-the-Sea, Signature North East is proud to present this captivating three-bedroom Victorian terrace home. Steeped in history and character, this delightful property boasts traditional features that seamlessly blend with modern living. Just a stone's throw from the beach, this prime location grants residents immediate access to the coast's natural beauty and a wealth of nearby amenities, making it an ideal opportunity for those seeking a vibrant lifestyle by the sea.

Upon entering this delightful property, you're greeted by a welcoming vestibule leading to a central hallway. Step into the spacious living room, bathed in light from a large bay window and warmed by a charming log burner fireplace. This inviting space provides the perfect haven for family gatherings and relaxation.

Next, proceed to the dining room, where natural light streams through elegant French doors leading to the rear garden. This room comfortably accommodates a family dining table and your preferred furnishings, creating a perfect setting for memorable meals.

Finally, discover the modern, generously sized kitchen. Boasting plentiful storage space in attractive shaker-style wall and base units, complemented by sleek worktops, this culinary haven provides everything you need. Integrated appliances include an oven and grill, a hob, and a dishwasher. Conveniently, the rear garden is also accessible from the kitchen.

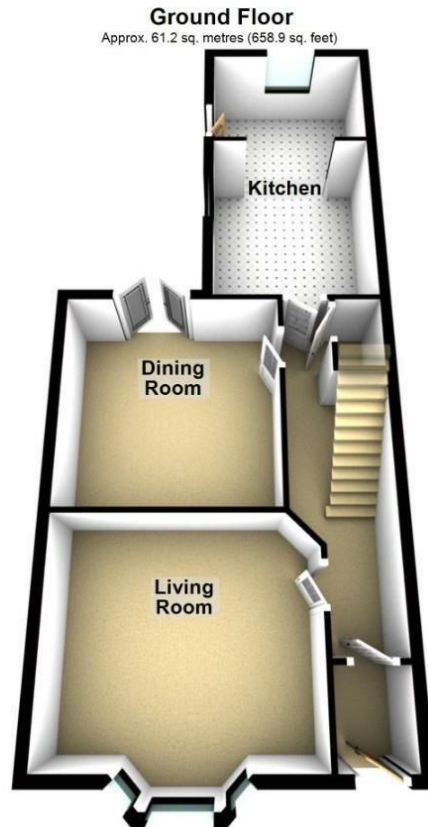
Ascend to the first floor, where you'll find three generously sized bedrooms, each comfortably accommodating a double bed and your preferred furnishings. Completing this level is a stylish, modern bathroom featuring ornate flooring. Relax in the luxurious rolltop bathtub, refresh under the walk-in shower, or utilize the convenient hand basin.

Externally, to the rear of the home, you'll find a spacious, paved garden offering the perfect canvas for potted plants and outdoor furniture. This inviting space provides a tranquil retreat for al fresco dining, relaxation, or entertaining guests.



PLEASE NOTE THAT THE VENDOR HAS CERTIFIED THE PROPERTY INFORMATION AND IMAGES.

PROPERTY FLOORPLAN



Total area: approx. 115.5 sq. metres (1243.0 sq. feet)

Please be advised the floorplans are not drawn to scale and are to be used to give an idea of the layout of the property.
Plan produced using PlanUp.

Measurements:

Living Room
14'5" x 14'3"

Dining Room
12'6" x 12'5"

Kitchen
18'6" x 9'10"

Bedroom One
12'8" x 12'5"

Bedroom Two
12'9" x 11'7"

Bedroom Three
9'5" x 6'8"

Bathroom
9'10" x 10'7"

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	54	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive
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