

# SIGNATURE

## NORTH EAST

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📍 Gibson Street, Newbiggin-By-The-Sea NE64 6UT



# Gibson Street, Newbiggin-By-The-Sea NE64 6UT

**Offers Over £285,000**

Signature North East are delighted to welcome to the market this three bedroom semi-detached house, situated just 250m from the beach.

Residents can enjoy a beautiful sweeping bay, newly improved promenade, and the iconic 'Couple' sculpture by Sean Henry. The town offers a peaceful yet active community with a range of amenities including the Newbiggin Maritime Centre, a local sailing club, pubs and cafés. It is also well located for access to Ashington and Newcastle, making it ideal for commuters seeking coastal living.

Upon entering the property, you are welcomed into a hallway providing access to a convenient downstairs WC, the main living room and the kitchen. The spacious living room features a modern corner log burner and offers ample space for a range of furnishings, with French doors opening out to the rear garden. Double doors lead seamlessly into the open plan kitchen, which boasts a central island, attractive wall and base units, and integrated appliances including fridge freezer, washing machine, hob and oven.

To the first floor, the property offers two generously sized double bedrooms and a single bedroom, all providing space for additional furnishings. Bedrooms one and two benefit from fitted wardrobes, while bedroom one further enjoys the luxury of an en-suite shower room comprising a modern walk-in shower, hand basin and WC. The family bathroom is fitted with a bath with overhead shower, hand basin and WC, finished to a contemporary standard. The property's loft with boarded out with electrics.

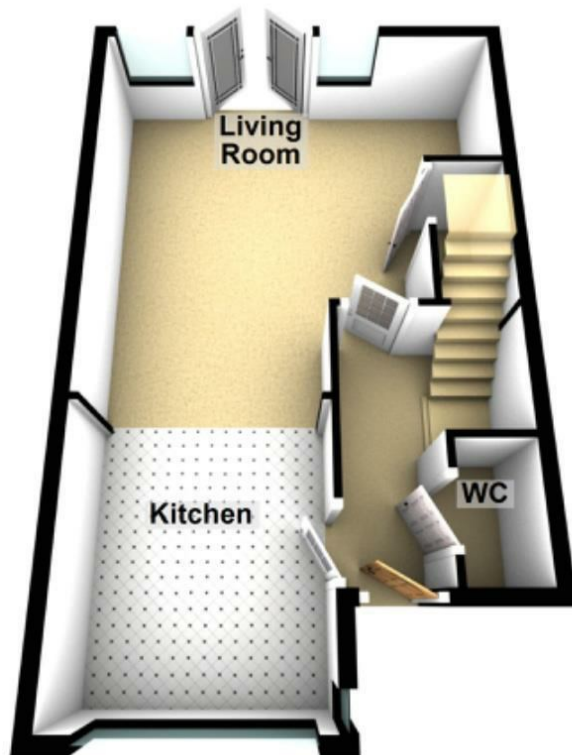
Externally, the property benefits from two dedicated off-street parking spaces to the rear, with convenient access via the rear garden. The rear garden features a patio seating area, lawn and decking space, ideal for entertaining, and two electric ports.



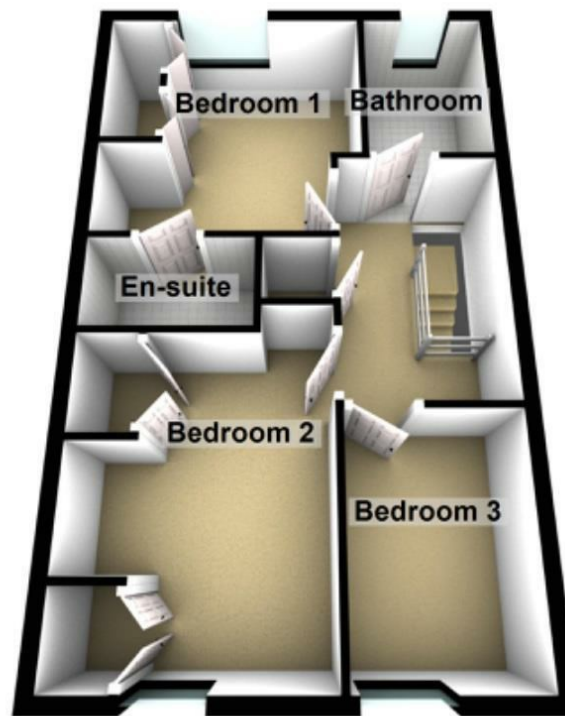
PLEASE NOTE THAT THE VENDOR HAS CERTIFIED THE PROPERTY INFORMATION AND IMAGES.

# PROPERTY FLOORPLAN

Ground Floor



First Floor



Total area: approx. 93.8 sq. metres (1009.7 sq. feet)

## Measurements:

Living Room  
17'4" x 16'6"

Kitchen  
11'8" x 10'2"

WC  
5'9" x 3'1"

Bedroom One  
11'8" x 11'11"

Bedroom Two  
14'6" x 7'7"

Bedroom Three  
10'1" x 7'1"

Bathroom  
7'7" x 5'8"

En Suite  
4'1" x 7'2"

## Energy Efficiency Rating

|                                             | Current | Potential |
|---------------------------------------------|---------|-----------|
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         | 95        |
| (81-91) <b>B</b>                            | 84      |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |

England & Wales

EU Directive  
2002/91/EC











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