SIGNATURE

NORTH EAST

CREATING MOVES, BUILDING RELATIONSHIPS,

Exceeding Expectations



FOR SALE

Gibson Street

NEWBIGGIN-BY-THE-SEA, NE64 6UW

OFFERS OVER

£245,000

3 BEDROOMS · 2 BATHROOMS · 2 RECEPTIONS

WEARESIGNATURE.CO.UK

THE PROPERTY

Gibson Street

OFFERS OVER £245,000 · FREEHOLD

We are delighted to welcome to the market this charming three bedroom stone-built terrace house, with no onward chain. This property is currently operating as a successful holiday let with future bookings in place, while also offering excellent potential to become a wonderful family home. Situated just moments from the sandy beaches, promenade, and the iconic Couple sculpture, the property enjoys a fantastic coastal setting. Also conveniently close to a range of local amenities including cafés, shops, within the village centre, while offering excellent access to nearby towns such as Ashington and commuter routes into Newcastle.

Internally, the property offers a very spacious open plan living room, kitchen and dining area, creating a sociable and welcoming living space. The living room benefits from a large window allowing plenty of natural light, while several feature fireplaces add charm and character throughout. The modern open plan kitchen, installed approximately four years ago, is fitted with attractive wall and base units alongside space for appliances. A separate utility room provides additional practicality and storage.

To the first floor, the accommodation comprises two generously sized double bedrooms and a further twin bedroom. Bedroom one benefits from its own en suite facilities, offering added comfort and convenience. The contemporary family bathroom, updated approximately three years ago, is fitted with a hand basin, WC, and bath with overhead shower, finished to a modern standard.

Externally, the property boasts a low maintenance front and rear garden. The spacious rear garden features several patio areas ideal for outdoor seating and entertaining. The rear also benefits from gated access to off-street parking, with additional street parking available to the rear of the property.





KEY FEATURES

- This property benefits from no onward chain
- Charming three bedroom stone-built terrace house currently operating as holiday let but with potential to being a family home
- Prime coastal location just moments from the beach, promenade & village amenities.
- Spacious open plan living, kitchen and dining area with feature fireplaces & utility room
- Two large double bedrooms, one twin bedroom & en suite to the main bedroom
- Low maintenance gardens, rear garden with patio areas, off-street parking, & additional rear street parking.

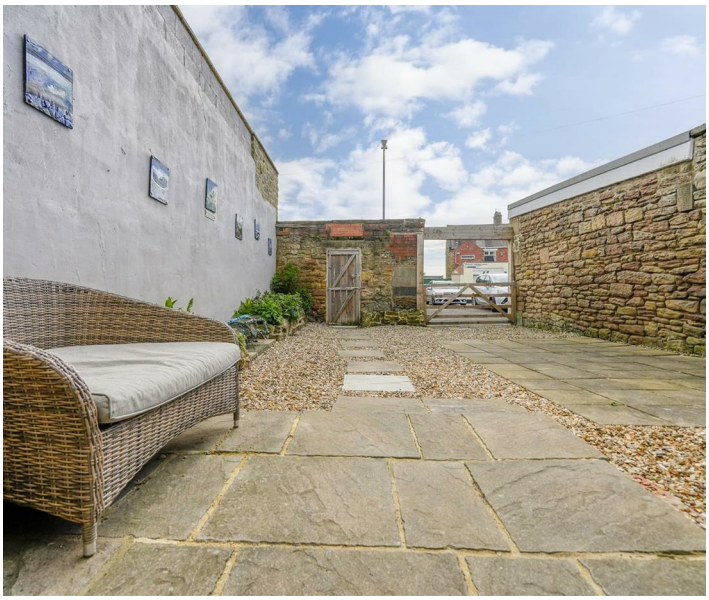
- Council Tax Band B
- EPC Rating D









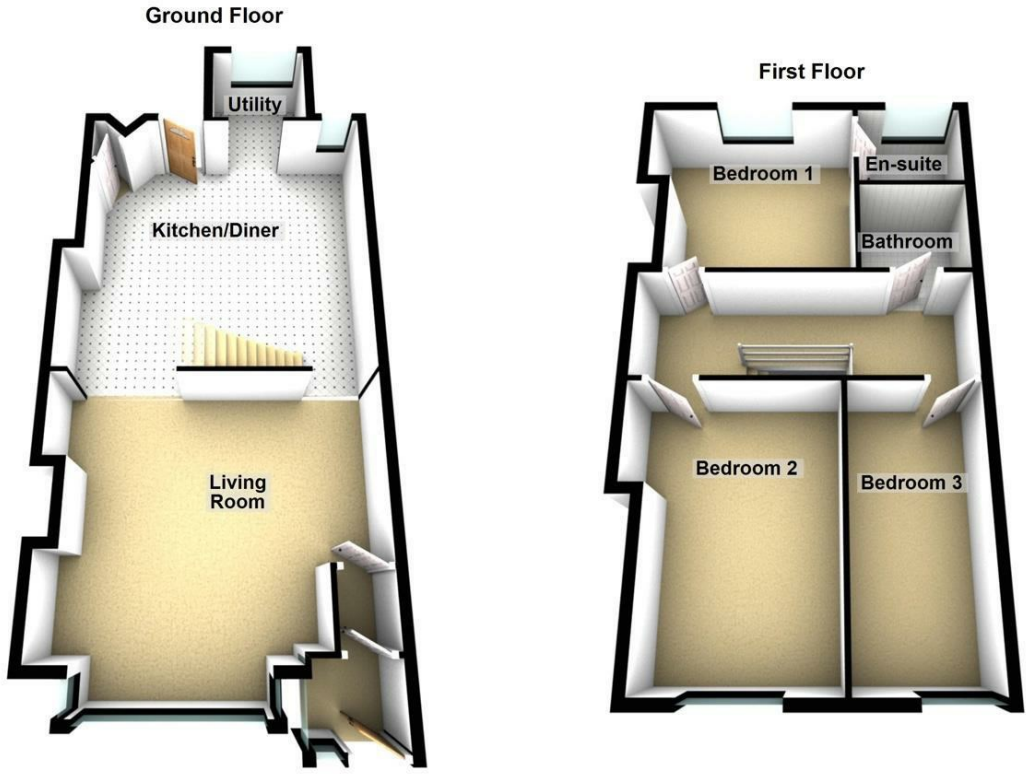


ACCOMMODATION

Room Dimensions

Living Room	4.94 x 1.55 (16'2" x 5'1")	Bedroom Two	4.82 x 3.24 (15'9" x 10'7")
Kitchen / Diner	5.62 x 5.99 (18'5" x 19'7")	Bedroom Three	4.85 x 2.28 (15'10" x 7'5")
Utility	1.78 x 1.98 (5'10" x 6'5")	Bathroom	1.89 x 1.98 (6'2" x 6'5")
Bedroom One	3.65 x 3.48 (11'11" x 11'5")	En Suite	1.65 x 1.91 (5'4" x 6'3")

FLOOR PLAN



Total area: approx. 129.9 sq. metres (1398.3 sq. feet)

These particulars are a guide only and do not form part of any offer or contract. Measurements are approximate. Signature North East Limited · Company No. 08183094 · Member of The Property Ombudsman.