SIGNATURE

NORTH EAST

CREATING MOVES, BUILDING RELATIONSHIPS,

Exceeding Expectations



FOR SALE

Front Street

NEWBIGGIN-BY-THE-SEA, NE64 6AD

ASKING PRICE

£310,000

3 BEDROOMS · 1 BATHROOMS · 1 RECEPTIONS

WEARESIGNATURE.CO.UK

THE PROPERTY

Front Street

ASKING PRICE £310,000 · FREEHOLD

Signature North East is delighted to present this exceptional property on Front Street in the charming village of Newbiggin-By-The-Sea. Positioned in the heart of the village. The property not only provides a comfortable home but also presents a unique opportunity for entrepreneurial endeavours. With its prime location, the ground-floor shop area is ideal for a business venture. The property spans from the 1st floor to the 2nd floor above the commercial area and can be accessed directly through the shop, with the possibility of creating a private entrance by reinstating the original corridor that separated the residential and commercial entrances.

The layout and design reveal a perfect blend of comfort and modern living. The generous living room, with views of Front Street, features a stylish fireplace, creating an ideal area for family gatherings. The open-plan kitchen and dining room serve as the hub of the property, combining wood accents and a cosy fireplace to make a comfortable and inviting setting for hosting family events. The practical kitchen is equipped with a range cooker and dishwasher. French doors open to a small balcony/veranda, allowing the sea breeze.

The ample hallway provides access to a utility room. The outdoor balcony, accessible via the utility room, has enough space for outdoor furniture, perfect for enjoying outdoor living and admiring the iconic Couple statue. This floor also features a convenient WC for family and guests.

On the top floor, you will find three well-appointed double bedrooms, each providing a perfect retreat for relaxation after a long day. The three-piece family bathroom, completed with a bathtub and shower, serves all three bedrooms.

This property offers an incredible opportunity for both living and investing in your own business, with the potential for a live-and-rent scenario. For more information or to schedule a viewing, please contact Signature North East.





KEY FEATURES

- Three-bedroom maisonette
- Above a ground floor shop
- Heart of Newbiggin-by-the-Sea
- Living room with fireplace
- Open-plan kitchen/dining room
- Three double bedrooms
- Live-and-work opportunity

- Council Tax Band A
- EPC Rating D











ACCOMMODATION

Room Dimensions

Living Room	5.44 x 4.84 (17'10" x 15'10")
Kitchen / Dining Room	8.27 x 4.77 (27'1" x 15'7")
Utility Room	3.9 x 1.99 (12'9" x 6'6")
WC	1.53 x 1.02 (5'0" x 3'4")
Bedroom One	4.74 x 3.36 (15'6" x 11'0")
Bedroom Two	4.62 x 2.64 (15'1" x 8'7")
Bedroom Three	4.62 x 2.51 (15'1" x 8'2")
Bathroom	2.75 x 2.72 (9'0" x 8'11")
Shop	4.7 x 4.54 (15'5" x 14'10")
Shop	5.36 x 4.88 (17'7" x 16'0")

Store Room	4.7 x 3.15 (15'5" x 10'4")
WC	1.26 x 1.03 (4'1" x 3'4")

FLOOR PLAN



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