



### 3 bed end of terrace house to buy in NE64

Meldon Terrace, Newbiggin-by-the-Sea,  
Northumberland, NE64 6XH

**£159,950**

🛏 x3 🚿 x1 🚻 x2

Tenure

**Freehold**

On Street parking

### Property features

- ✓ Larger Style End Terraced House
- ✓ Three Bedrooms
- ✓ Close To Sea Front
- ✓ Spacious Lounge/Diner
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: D
- ✓ Heating supply: Gas

## Description

\*\*\*LARGER STYLE END TERRACED HOUSE - CLOSE TO SEA FRONT - THREE BEDROOMS - SPACIOUS LOUNGE/DINER - MODERN BATHROOM - IMMACULATE THROUGHOUT - NO UPPER CHAIN - NOT TO BE MISSED\*\*\*

Pattinson Estate Agents proudly present this larger style three bedroom end terraced house situated on Meldon Terrace in the popular coastal town of Newbiggin By The Sea. Set back just off the sea front this sought after location sits close to local shops, amenities and travel links. Warmed via gas central heating (combi boiler) and with Upvc double glazing the property has been much improved by the current owner both internally and externally. There is a sea view from bedroom two on the first floor.

As we anticipate a high level of interest, early viewings are essential to avoid disappointment.

Newbiggin By The Sea is a charming seaside town with regular organised events from bands on the Piazza, art exhibitions at the Maritime Centre to the annual kite festival as well as paddle boarding, sea swimming groups and bird watching. The popular Needles Eye Cafe sits down on the promenade below.

Briefly comprising; entrance porch, entrance hallway, lounge/diner and kitchen. To the first floor two double bedrooms, one single bedroom and family bathroom. Externally to the rear an enclosed yard with side gate access. To the front & side, on street parking available.

To arrange your viewing please contact our Ashington Team

Council Tax Band: A

Tenure: Freehold

Price: £159,950

Property Type: End of terrace house

Parking: On Street

Construction materials: Brick and block

Roofing type: Slate tiles

Heating: Gas

## Entrance Porch

Via main access door to the front, wood effect flooring.



## Entrance Hallway

Staggered staircase to the first floor, understair storage cupboard, wood effect flooring, radiator.



## Lounge/Diner

7.72m x 5.06m (25'3" x 16'7")

Windows to the front and rear, both with fitted wooden venetian blinds. Feature brick built chimney breast and alcove with open fireplace, log burner and tiled hearth. Wood effect flooring throughout, two radiators.



## Lounge Area



## Dining Area



## Kitchen

4.18m x 2.04m (13'8" x 6'8")

Window to the side with fitted wooden venetian blind and secure access door into the rear yard. A white fitted kitchen with a range of wall, floor and drawer units, roll edge worktops and breakfast bar, black tiled splashbacks, stainless steel sink and drainer with mixer tap, integrated gas hob and separate integrated electric oven, space for underbench fridge, freezer and dishwasher, wood effect flooring, radiator.



## Kitchen Additional



## First Floor Landing

Loft access hatch to the ceiling.



## Master Bedroom

3.67m x 3.02m (12'0" x 9'10")

Window to the front with fitted wooden venetian blinds, wood effect flooring, radiator.



## Master Bedroom Additional



## Bedroom Two

Window to the rear with fitted wooden venetian blinds. Two fitted double wardrobes with overhead storage, housed Baxi gas combi boiler, radiator.

Partial sea views across to the East.



## Bedroom Two Additional



## Bedroom Three

3.01m x 2.41m (9'10" x 7'10")

Window to the front with fitted woden venetian blinds, radiator.



## Bathroom

2.02m x 1.97m (6'7" x 6'5")

Frosted window to the rear with fitted roman blind. A three piece white suite comprising panelled bath with electric shower over and glass screen door, pedestal wash hand basin and oush flush w.c. Extractor fan, Pvc panelled walls, patterned vinyl flooring, radiator.



## Rear Yard



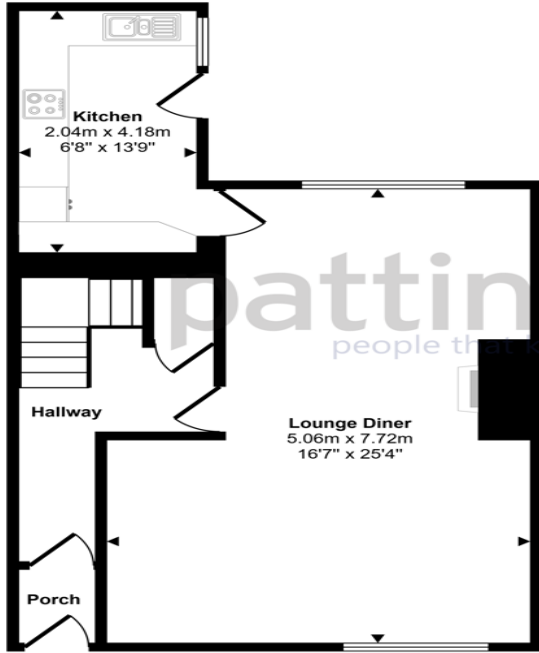
## Rear Elevation



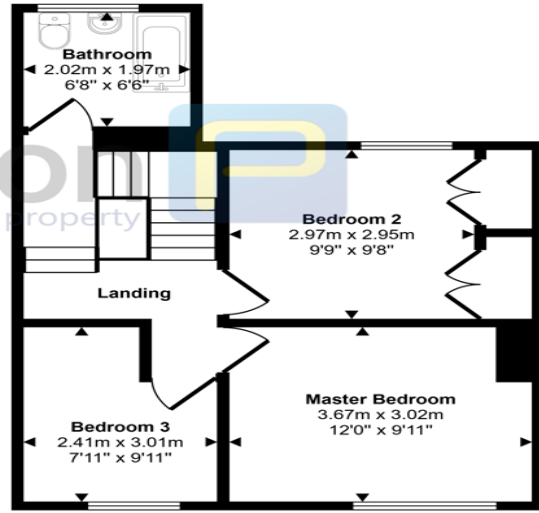
## Sea Front



Approx Gross Internal Area  
96 sq m / 1035 sq ft



Ground Floor  
Approx 54 sq m / 576 sq ft



First Floor  
Approx 43 sq m / 459 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
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			80
(55-68) <b>D</b>		61	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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Contact your local branch today for more information on this property:  
**G&T Properties Dudley Road, Brierley Hill, West Midlands, DY5 1HA,**  
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