

# RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

**33 MELDON TERRACE NEWBIGGIN-BY-THE-SEA NORTHUMBERLAND NE64 6XJ**



- SPACIOUS MID TERRACE
- STONES THROW TO PROMENADE/SEA FRONT
- REFITTED BATHROOM AND REFITTED KITCHEN
- SUPERBLY PRESENTED THROUGHOUT
- ENERGY RATING D
- COMBI GAS C.H. / UPVC D. GLAZING

**Price £145,000**

## 33 MELDON TERRACE NEWBIGGIN-BY-THE-SEA NORTHUMBERLAND NE64 6XJ

Nestled on Meldon Terrace, Newbiggin-By-The-Sea, this delightful mid-terrace house offers a perfect blend of comfort and modern living. With two well-proportioned bedrooms, this property is ideal for small families, couples, or those seeking a serene coastal retreat.

Upon entering, you will be greeted by an inviting lounge through to dining room, providing ample space for relaxation and entertaining. The interiors have been finished to a high standard, ensuring a warm and welcoming atmosphere throughout. Natural light floods the rooms, enhancing the overall sense of space and comfort.

One of the standout features of this property is its enviable location, just a stone's throw from the beach. Residents can enjoy the soothing sounds of the sea, that come with coastal living. Whether you fancy a leisurely stroll along the shore or a day of fun in the sun, the beach is easily accessible.

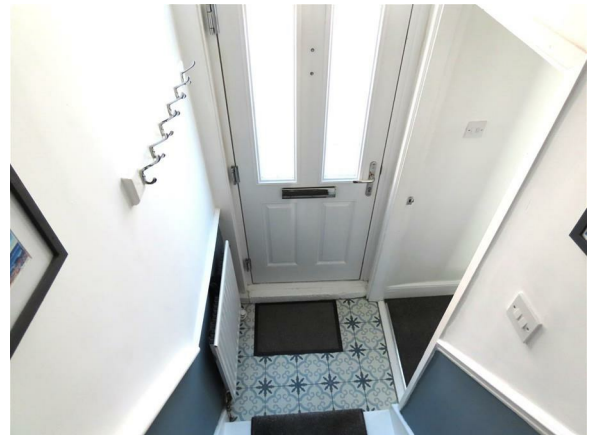
The property also boasts a well-appointed bathroom, catering to all your needs. With its combination of modern amenities and a prime location, this home presents an excellent opportunity for those looking to embrace the coastal lifestyle.

In summary, this two-bedroom mid-terrace house on Meldon Terrace is a splendid choice for anyone seeking a high-quality home near the beach. With its stylish interiors and proximity to the sea, it promises a delightful living experience in Newbiggin-By-The-Sea.

### GROUND FLOOR:

#### ENTRANCE LOBBY

Entered via a double glazed Composite door, radiator.



# 33 MELDON TERRACE NEWBIGGIN-BY-THE-SEA NORTHUMBERLAND NE64 6XJ

## LOUNGE AREA

15'1 x 12'2 (4.60m x 3.71m )

Double glazed window, radiator, brick feature wall to chimney breast with a working open fire inset, storage cupboard, coving.



## DINING AREA

16'5 x 7'4 (5.00m x 2.24m)

Double glazed window, radiator, storage cupboard.



## 33 MELDON TERRACE NEWBIGGIN-BY-THE-SEA NORTHUMBERLAND NE64 6XJ

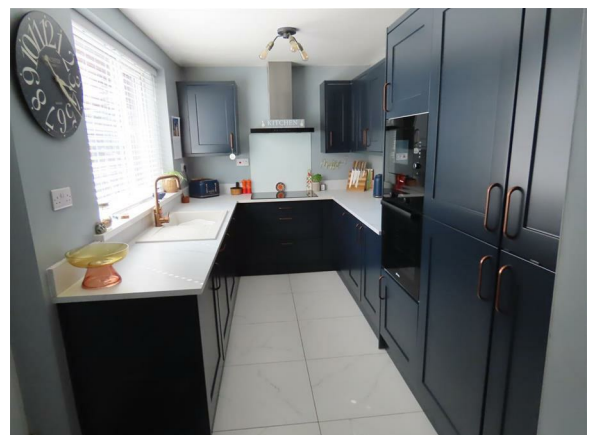
### REFITTED KITCHEN

7'6 x 13'8 (2.29m x 4.17m)

Double glazed window, traditional style vertical radiator, excellent range of contemporary wall, base and drawer units with complimenting work tops and matching upstands, eye level oven and built in microwave, integrated tall fridge and integrated tall freezer, integrated dishwasher, integrated washer/dryer, sink with drainer and mixer tap, induction five ring hob with a modern glass splash back and extractor hood above, tiled floor, double glazed door leading to the court yard.



### ADDITIONAL IMAGE



### FIRST FLOOR:

# 33 MELDON TERRACE NEWBIGGIN-BY-THE-SEA NORTHUMBERLAND NE64 6XJ

## BEDROOM ONE

15'1 x 9'2 (4.60m x 2.79m )

Double glazed window, radiator, storage cupboard, wall to wall fitted wardrobes.



## ADDITIONAL IMAGE



# 33 MELDON TERRACE NEWBIGGIN-BY-THE-SEA NORTHUMBERLAND NE64 6XJ

## BEDROOM TWO

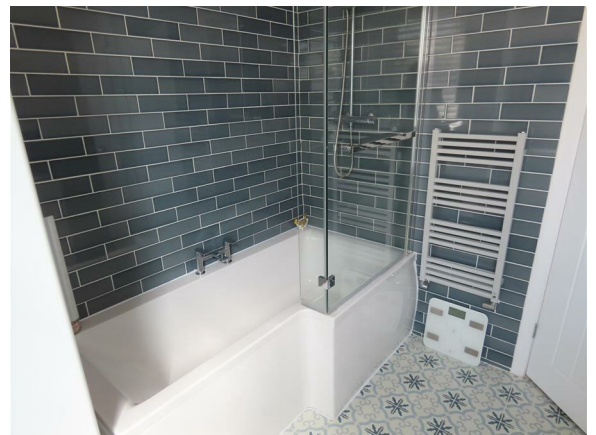
10'9 x 10'5 (3.28m x 3.18m )

Double glazed window, radiator.



## REFITTED BATHROOM

Double glazed window, heated towel rail, modern shower bath with waterfall shower attachment over and additional hand held attachment, shower screen, wash hand basin and wc set in a modern vanity storage unit, tiled floor, modern tiled splash back.



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## ADDITIONAL IMAGES



## EXTERNALLY

### COURT YARD

Court yard to the rear with gated access to the back lane.



## MORTGAGES

Why not make an appointment to speak with our independent mortgage advisor who has access to the whole of the market. (your home is at risk if you do not keep up repayments on your mortgage or any other loans secured on it.)

# 33 MELDON TERRACE NEWBIGGIN-BY-THE-SEA NORTHUMBERLAND NE64 6XJ

## TENURE:

WE UNDERSTAND THE PROPERTY IS FREEHOLD. HOWEVER, WE ARE NOT QUALIFIED TO VERIFY THE TENURE ON ANY PROPERTY AND YOUR SOLICITOR SHOULD BE CONSULTED REGARDING THIS.

## STANDARD INFORMATION

These particulars are produced in good faith, and are set out as a general guide only, they do not constitute part or all of an offer or contract.

The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. No apparatus, equipment, fixtures, fittings or services have been tested and it is the buyer's responsibility to seek confirmation as to the working condition of any appliances.

Fixtures and fittings that are specifically mentioned in these particulars are included in the sale, all others in the property are specifically excluded.

Photographs are produced for general information and it must not be inferred that any item is included for sale within the property.

## VIEWING

BY APPOINTMENT WITH OUR ASHINGTON OFFICE (01670) 812145/[ashington@rickard.uk.com](mailto:ashington@rickard.uk.com). FILE NO: 6574A

## MORTGAGE

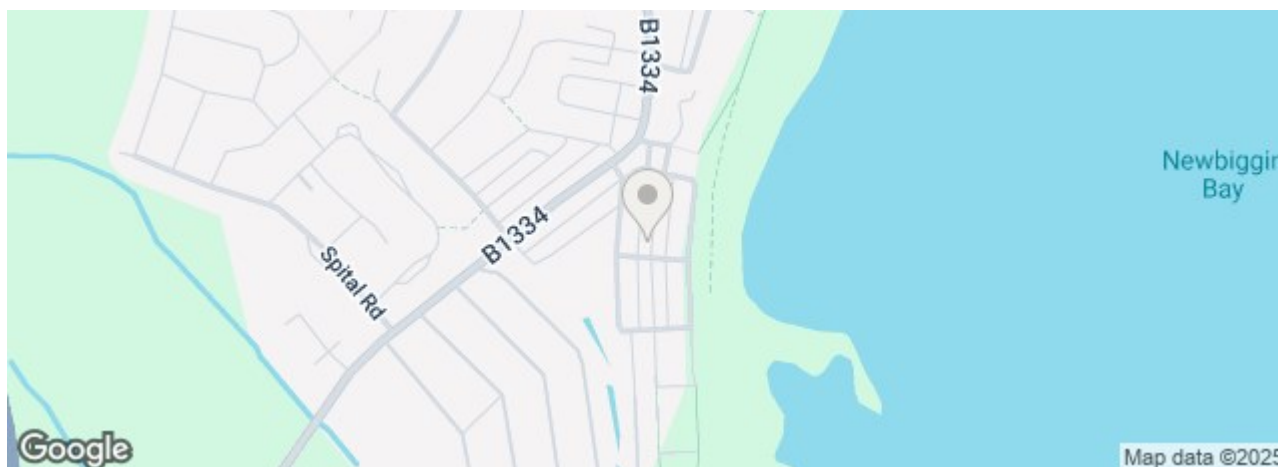
Why not make an appointment to speak to our **Independent** Mortgage Adviser?

PLEASE NOTE:

**Your home may be repossessed if you do not keep up repayments on your mortgage.**

# Energy Efficiency Rating

|                                             | Current   | Potential |
|---------------------------------------------|-----------|-----------|
| Very energy efficient - lower running costs |           |           |
| (92 plus) <b>A</b>                          |           |           |
| (81-91) <b>B</b>                            |           |           |
| (69-80) <b>C</b>                            |           |           |
| (55-68) <b>D</b>                            | <b>65</b> | <b>72</b> |
| (39-54) <b>E</b>                            |           |           |
| (21-38) <b>F</b>                            |           |           |



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