

RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

16 MELDON TERRACE NEWBIGGIN-BY-THE-SEA NE64 6XH



- TWO SPACIOUS BEDROOMS
- WALKING DISTANCE TO SHOPS AND BARS
- COUNCIL TAX BAND A

- STONES THROW TO THE LOVELY BEACH
- NO ONWARD CHAIN
- EPC RATING D

Offers Over £125,000

16 MELDON TERRACE NEWBIGGIN-BY-THE-SEA NE64 6XH

Nestled in the charming location of Meldon Terrace, Newbiggin-By-The-Sea, this delightful terraced house presents an excellent opportunity for first-time buyers or those seeking a holiday retreat. The property boasts two generously sized bedrooms, providing ample space for relaxation and comfort.

One of the standout features of this home is its enviable proximity to the beach, just a stone's throw away, allowing for leisurely strolls along the coastline and the enjoyment of seaside activities. Additionally, local amenities are within easy walking distance, ensuring that everyday conveniences are readily accessible.

This property is offered with no onward chain, making the purchasing process straightforward and hassle-free. Whether you are looking to settle down in a vibrant community or seeking a getaway by the sea. Do not miss the chance to make this lovely home your own.

GROUND FLOOR

ENTRANCE LOBBY

Entered via a double glazed door.



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LOUNGE

12'9 x 13'10 (3.89m x 4.22m)

Double glazed window, radiator, marble hearth.



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DINING ROOM

14'11 x 7'3 (4.55m x 2.21m)

Double glazed window, radiator, storage cupboard.



KITCHEN

17'8 x 8'6 (5.38m x 2.59m)

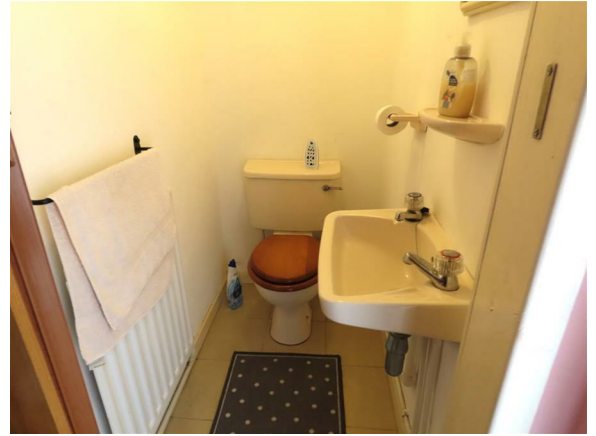
Double glazed window, range of wall, base and drawer units with work tops and matching upstands, sink with drainer and mixer tap, contemporary vertical radiator, double glazed door to the rear yard.



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DOWNSTAIRS WC

Storage area, wc, wash hand basin, radiator.



FIRST FLOOR LANDING

BEDROOM ONE

11'3 x 10'5 (3.43m x 3.18m)

Double glazed window, radiator.



BEDROOM TWO

9'5 x 17' (2.87m x 5.18m)

Double glazed window, radiator, storage cupboard.



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BATHROOM

7'9 x 6'10 (2.36m x 2.08m)

Double glazed window, radiator, bath with over shower, low level wc, wash hand basin, storage cupboard housing the combi boiler, tiled walls.



EXTERNALLY

COURT YARD

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



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.

MORTGAGES

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.

McKenzie Financial Services Ltd will Pay Rickard 1936 Ltd a referral fee on completion of any mortgage application

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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. FILE NO: 6592A



MORTGAGE

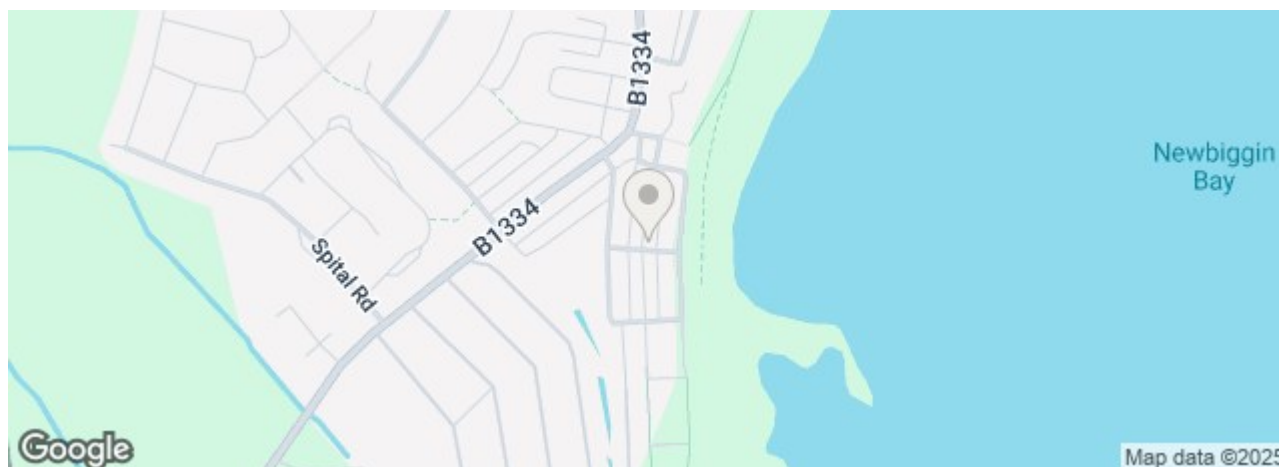
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	65	
(39-54) E		
(21-38) F		



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