



Meldon Terrace | Newbiggin by the Sea | NE64 6XH

£149,950

Located just a short walk from the beach, this well-presented three-bedroom home offers spacious and comfortable accommodation.

The property briefly comprises an entrance hallway, a generous lounge with feature fireplace, and a modern kitchen/dining room. To the first floor are three bedrooms and a contemporary family bathroom.

Externally, there is an enclosed rear yard providing a low-maintenance outdoor space.

Conveniently situated close to local amenities, schools, transport links, and the seafront, this property offers an excellent opportunity to enjoy coastal living.

RMS | Rook
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Three Bedroom Home

Spacious Lounge

Kitchen/Dining Room

Enclosed Rear Yard

Short Walk To The Beach

Close To Local Amenities

For any more information regarding the property please contact us today

PROPERTY DESCRIPTION:

ENTRANCE: Composite front door

ENTRANCE HALLWAY: Stairs to first floor landing.

LOUNGE: 14'10 (4.52) into alcove x 11'7 (3.53)

Double glazed window, fire surround with solid fuel inset and hearth. Built in storage cupboard, television point, coving to ceiling, ceiling to rose, double doors to kitchen/diner

KITCHEN/DINING ROOM: 16'3 (4.95) x 7'11 (2.41) plus 7'8 (2.33) x 7'2 (2.18)

Double glazed window, radiator, range of wall, floor and rawer units with coordinating roll edge work surfaces, coordinating sink unit and drainer with mixer tap, tiled splashbacks, pace for cooker, space for fridge freezer, plumbed for washing machine, modern flooring, spotlights, double glazed door to rear, walk in cupboard.

FIRST FLOOR LANDING AREA:

FAMILY BATHROOM: 3 piece white suite comprising:

Shower cubicle with shower, wash hand basin, low level wc, spotlights, double glazed window, heated towel rail, tiling to walls, tiled flooring

BEDROOM ONE: 9'2 (2.79) x 13'10 (4.22) plus alcove

Double glazed window, access to loft, radiator

BEDROOM TWO: 9'2 (2.79) x 10'4 (3.15)

Double glazed window, radiator

BEDROOM THREE: 7'8 (2.33) x 7'4 (2.24)

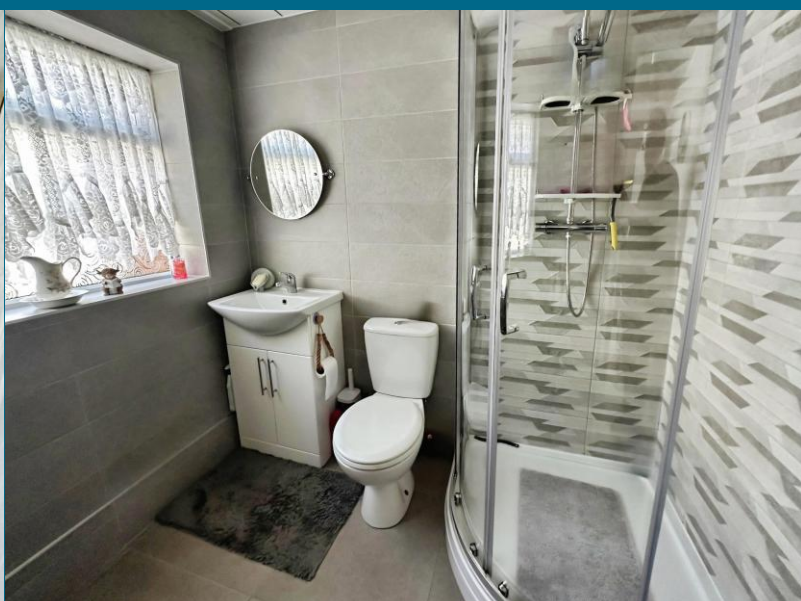
Double glazed window, radiator, coving to ceiling.

EXTERNALLY: REAR YARD

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PRIMARY SERVICES SUPPLY

Electricity: TBC

Water: TBC

Sewerage: TBC

Heating: TBC

Broadband: TBC

Mobile Signal Coverage Blackspot: TBC

MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

TENURE

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

COUNCIL TAX BAND: A

EPC RATING: D

AS00010668 GD/FG VERSION ONE 13/07/2026

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



Important Note: Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and 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. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.

Money Laundering Regulations - intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.