


# SIGNATURE

## NORTH EAST

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 Meldon Terrace, Newbiggin-By-The-Sea NE64 6XH

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**Asking Price**  
**£225,000**

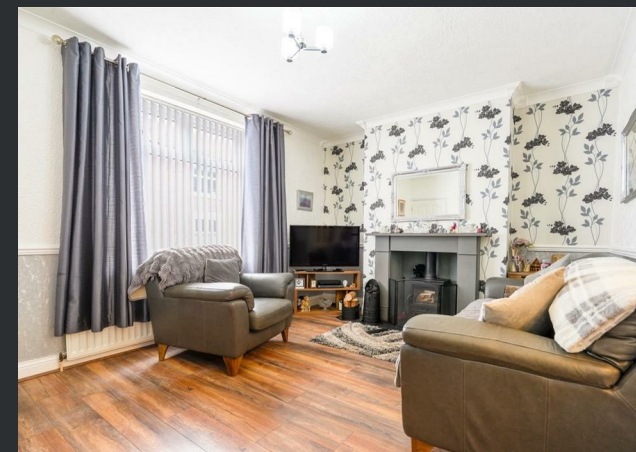
Signature North East are delighted to welcome this three-bedroom terraced house to the market, ideally located in the sought-after coastal town of Newbiggin-by-the-Sea, just 200 metres from the beach.

The town offers a scenic coastal lifestyle, boasting a beautiful bay with a sweeping sandy beach and a newly improved promenade. Residents can enjoy a quiet yet active community with excellent amenities, including the Newbiggin Maritime Centre, a sailing club, and a selection of pubs and cafés. The bay is also a hotspot for wildlife, with sightings of dolphins, seals, and seabirds, while still being within easy reach of Ashington and Newcastle, making it ideal for commuters.

Upon entering the property, you are welcomed into a hallway leading through to the main living room, which features a dual fuel log burner and ample space for a range of furnishings. Double doors open into the dining room and open-plan kitchen, creating a versatile and sociable living space. The kitchen is fitted with attractive wall and base units and provides space for a fridge freezer, washing machine, and cooker. From the kitchen, there is access to a downstairs shower room, complete with shower, hand basin, and W.C., as well as a door leading out to the rear yard.

To the first floor, the property offers two generously sized double bedrooms and a single bedroom, all providing space for additional furnishings. The principal bedroom spans the full width of the house at the front. Bedrooms two and three are positioned to the rear, overlooking the yard. Loft access also available.

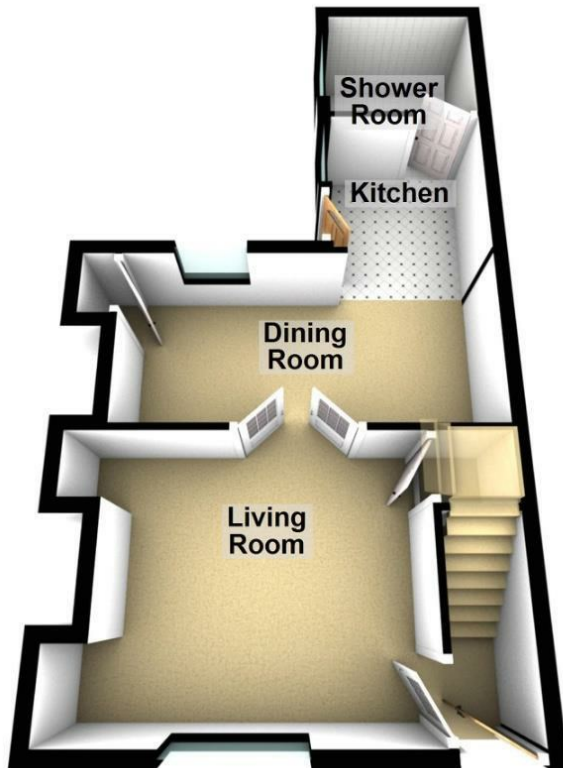
Externally, the property benefits from a secure rear yard, providing a private outdoor space with a small shed for convenient storage. On street parking available at the front of the property.



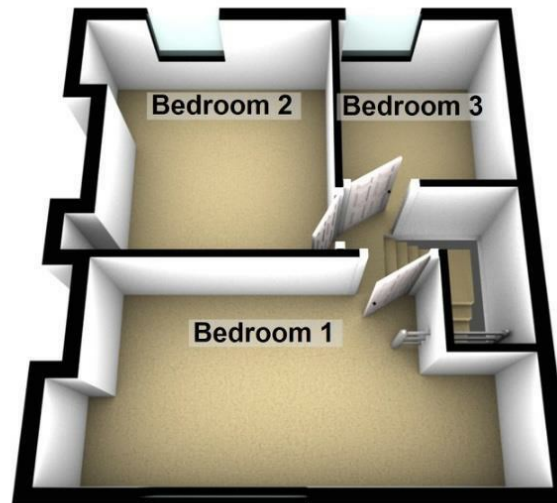
PLEASE NOTE THAT THE VENDOR HAS CERTIFIED THE PROPERTY INFORMATION AND IMAGES.

# PROPERTY FLOORPLAN

Ground Floor



First Floor



Total area: approx. 72.2 sq. metres (777.0 sq. feet)

## Measurements:

Living Room  
11'8" x 14'11"

Dining Room  
7'10" x 16'3"

Kitchen  
7'2" x 7'2"


Bedroom One  
8'7" x 18'5"

Bedroom Two  
10'6" x 10'11"

Bedroom Three  
7'4" x 7'8"

Shower Room  
7'0" x 5'11"

## 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>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	





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