



Meldon Terrace

Newbiggin-by-the-sea

- Mid Terraced House
- Two Bedrooms
- Coastal Location
- Enclosed Rear Yard
- No Chain

£ 115,000



01670 850 850
2 Laburnum Tce, Ashington, NE63 0XX

ROOK
MATTHEWS
SAYER

www.rookmatthewssayer.co.uk
ashington@rmsestateagents.co.uk

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PROPERTY DESCRIPTION

ENTRANCE

UPVC Entrance door

LOUNGE 13'9 (4.19) into alcove x 12'2 (3.71)

Double glazed window to front

Double radiator

Television point

KITCHEN/DINING AREA 7x6 (2.29) x 15'2 (4.62)

Double glazed window to rear

Single radiator

Range of wall, floor and drawer units with co-ordinating roll edge work surfaces

Stainless steel sink unit and drainer with mixer tap

Tiled splash backs

Space for cooker/range oven

Laminate flooring

BEDROOM ONE 9'6 (2.90) x 13'10 (4.22)

Double glazed window to front

Single radiator

2 Built in cupboards

BEDROOM TWO 10'3 (3.12) into alcove x 10'5 (3.18)

Double glazed window

Single radiator

Built in cupboard

BATHROOM/WC

3 piece white suite comprising:

Mains shower over panelled bath

Pedestal wash hand basin

Low level WC

Double glazed window to rear

Single radiator

Part tiling to walls

Laminate flooring

PRIVATE YARD TO REAR

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: None

Mobile Signal Coverage Blackspot: No

Parking: On street

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX BAND: A

EPC RATING: D

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