



Acorn Avenue Bedlington

- Semi Detached House
- Three Bedroom
- No Onward Chain
- Driveway and garage
- EPC:D/ Council Tax:B/ Freehold

£175,000



ROOK
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Acorn Avenue

Bedlington

Entrance Porch

UPVC entrance door.

Entrance hallway

Stairs to first floor landing, single radiator, telephone point.

Lounge 11.39ft into recess x 14.21ft into bay (3.47m x 4.33m)

Double glazed window to the front, fire surround with inset and hearth, electric fire, television point.

Dining Room 8.54ft x 10.69ft (2.60m x 3.25m)

Double glazed window to rear, single radiator.

Kitchen 10.67ft x 9.00ft (3.25m x 2.74m)

Double glazed window to the rear, fitted with a range of wall, floor and drawer units with co-ordinating roll edge work top surfaces, co-ordinating sink unit and drainer with mixer tap, tiled splash backs, built in electric fan assisted oven, gas hob with extractor fan above, laminate flooring, door to:

Utility Room 7.41ft x 8.23 ft (2.25m x 2.50m)

Double glazed window to rear, space for fridge/freezer, plumbed for washing machine, cupboard, door to garage.

Bedroom One 9.90ft x 11.66ft (3.01m x 3.55m)

Double glazed window to the front, single radiator.

Bedroom Two 11.42ft into recess x 10.66ft (3.48m x 3.24m)

Double glazed window to the rear, single radiator.

Bedroom Three 8.45ft x 7.70ft (2.57m x 2.34m)

Double glazed window to front, single radiator, built in cupboard.

Bathroom

Three-piece white suite comprising of; panelled bath with electric shower over, pedestal wash hand basin, low level wc, spotlights, double glazed window to rear, heated towel rail, tiled walls, laminate flooring.

Separate Wc

Double glazed window, low level wc.

External

Blocked paved driveway to front, lawn, bushes and shrubs.

Rear Garden gravelled area, lawn, bushes and shrubs, garden shed.

Garage

Attached single garage with electric door.

PRIMARY SERVICES SUPPLY

Electricity: mains

Water: mains

Sewerage: mains

Heating: mains

Broadband: ADSL

Mobile Signal Coverage Blackspot: no

Parking: Garage & driveway

MINING

The property is known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and confirmation should be sought from a conveyancer as to its effect on the property, if any.

AGENTS NOTE

'The sale of this Property is subject to Grant of Probate. Please seek an update from the Branch with regards to the potential timeframes involved.

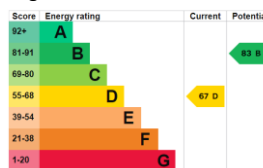
TENURE

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: B

EPC RATING: D

BD007803CM/SO12.3.24.V2



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.

16 Branches across the North-East

