



Barrington Park Bedlington

- Semi Detached Bungalow
- Two Bedroom
- Immaculate condition
- Newly fitted kitchen
- EPC:C/ Council Tax: B/ Freehold

£175,000



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ROOK
MATTHEWS
SAYER

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Barrington Park

Bedlington

Entrance

Composite entrance door.

Entrance Hallway

Single radiator, storage cupboard.

Cloaks/Wc

Low level wc, pedestal wash hand basin, single radiator, storage cupboard, space for washing machine/ dryer.

Lounge 19'69ft x 10'18ft max (5.79m x 3.04m)

Double glazed window to front, two radiators, television point.

Kitchen 9'65ft x 8'00ft (2.74m x 2.43m)

Double glazed window to side, fitted with a range of wall, floor and drawer units with co-ordinating work top surfaces, co-ordinating steel sink unit with mixer tap, built in electric fan assisted oven, electric fan assisted oven, integrated fridge/freezer, laminate flooring, double glazed door to side.

Loft

Boarded, pull down ladders.

Bedroom One 8'87ft x 11'58ft including wardrobes (2.43m x 3.52m)

French doors to garden, double radiator, mirrored fitted wardrobes.

Bedroom Two 9'25ft x 9'00ft (2.74m x 2.74m)

Two double glazed windows to rear, double radiator.

Bathroom 7'42ft x 5'96ft into shower (2.13m x 1.52m)

Three-piece white suite comprising of; Double shower cubicle (mains shower), wash hand basin (set in vanity unit), heated towel rail, tiling to walls, tiled flooring.

External

Front garden laid mainly to lawn, bushes and shrubs, block paved multi car driveway.

Low maintenance garden to rear, flower beds, garden shed, gravelled area.

Garage

Detached single garage with electric door, power and lighting.

PRIMARY SERVICES SUPPLY

Electricity: mains

Water: mains

Sewerage: mains

Heating: mains

Broadband: fibre

Mobile Signal Coverage Blackspot: no

Parking: Garage & Driveway

MINING

The property is not 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.

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: C

BD008018.CM.SO.25.03.2024V.1

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	90 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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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.

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