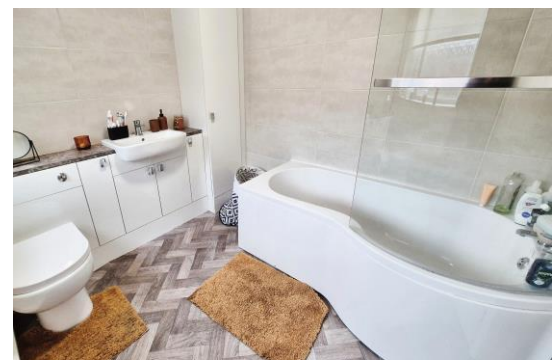




## Whitsun Avenue Bedlington

- Mid Terrace House
- Three Bedroom
- Recently fitted kitchen and bathroom
- Ideal first time buy
- EPC:D/Council Tax:A/Freehold

**£100,000**



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# Whitsun Avenue

Bedlington

## Entrance

UPVC entrance door.

## Entrance Hallway

Stairs to first floor landing, double radiator.

**Lounge 13'07ft into alcove x 13'00ft (4.15m x 3.96m)**

Double glazed window to front, single radiator.

**Kitchen 9'04ft x 16'06ft max (2.84m x 5.03m)**

Double glazed window to rear, double radiator, fitted with a range of wall, floor and drawer units with co-ordinating work top surfaces, co-ordinating sink unit and drainer with mixer tap, tiled splash backs, built in electric fan assisted oven, electric hob with extractor fan above, space for fridge/freezer, vinyl floor.

**Bathroom/Wc 8'11ft x 6'09ft (2.72m x 2.06m)**

Three-piece white suite comprising; P- Shaped panelled bath with mains shower over, wash hand basin (set in vanity unit), low level wc, storage, single radiator, tiling to walls, cladding to ceiling, vinyl floor, extractor fan, double glazed window to rear.

## First Floor Landing

Double glazed window to rear, loft access.

**Bedroom One 10'09 ftx 12'08ft (3.28m x 3.86m)**

Double glazed window to front, single radiator.

**Bedroom Two 10'11ft x 10'01ft (3.33m x 3.07m)**

Double glazed window to rear, single radiator.

**Bedroom Three 9'06ft x 5'10ft (2.90m x 1.79m)**

Double glazed window to front, single radiator, fitted wardrobes.

## External

To the front, low maintenance garden with walled surrounds. To the rear there is an enclosed yard.

## PRIMARY SERVICES SUPPLY

Electricity: mains

Water: mains

Sewerage: mains

Heating: mains

Broadband: ADSL

Mobile Signal Coverage Blackspot: no

Parking: on street parking

## 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.

Insulated spray in roof space.

## ACCESSIBILITY

This property has accessibility adaptations at the rear door.

## 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**

BD008003CM.SO.12.3.24.V.1.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	61 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.

16 Branches across the North-East

