



Barley Grove Bedlington

- Detached Family Home
- Four Bedroom
- Landscaped Rear Garden
- Multi Car Driveway
- EPC:B Council Tax: D/Freehold

Offers In Excess Of £300,000



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Barley Grove

Bedlington

Entrance

Composite entrance door.

Entrance Hallway

Stairs to first floor landing, storage cupboard, spotlights.

Downstairs Wc 5.27ft x 3.09ft (1.60m x 0.94m)

Low level wc, pedestal wash hand basin, tiling to walls, extractor fan, single radiator.

Lounge 15.54ft x 11.29ft (4.73m x 3.44m)

Double glazed patio doors to rear, two double radiators, television point, spotlights.

Reception Room 7.63ft x 6.73ft (2.32m x 2.05m)

Double glazed window to front.

Kitchen 22.62ft x 8.95ft (6.89m x 2.72m)

Double glazed window to the rear, double radiator, fitted with a range of wall, floor and drawer units with co-ordinating roll edge work surfaces, stainless steel sink unit and drainer with mixer tap, built in electric fan assisted oven, gas hob with extractor fan above, integrated fridge/freezer and dishwasher, tiling to floor, spotlights. Dining area, double glazed window to front, radiator.

Utility Room 6.3ft x 6.65ft (1.92m x 2.02m)

Composite door to rear, fitted wall and base units/work surface, stainless steel sink unit with mixer taps, single radiator, tiled flooring, integrated washing machine.

First Floor Landing

Loft access, spotlights, cupboard housing water tank.

Bedroom One 11.10ft x 11.54ft (3.38m x 3.51m)

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

En-Suite 7.33ft x 6.60ft into shower (2.23m x 2.01m)

Double glazed window to front, low level wc, pedestal wash hand basin, double shower cubicle, part tiling to walls, heated towel rail, spotlights, tiling to floor.

Bedroom Two 9.07ft x 10.18ft (2.76m x 3.10m)

Double glazed window to rear, single radiator, fitted wardrobes, wood blinds.

Bedroom Three 8.12ft x 10.02ft (2.47m x 3.05m)

Double glazed window to rear, single radiator, wood blinds.

Bedroom Four 10.01ft x 7.82ft (3.05m x 2.39m)

Double glazed window to rear, single radiator, wood blinds.

Bathroom Wc

Four-piece white suite comprising of; panelled bath, pedestal wash hand basin, double shower cubicle, low level wc, spotlights, double glazed window to rear, heated towel rail, part tiling to walls, tiled flooring.

External

Front Garden laid mainly to lawn, driveway leading to garage. Rear garden laid to lawn, Indian sandstone patio area, bushes and shrubs, water tap.

Garage

Detached single garage with up and over door, electric car charger, power and lighting.

PRIMARY SERVICES SUPPLY

Electricity: mains

Water: mains

Sewerage: mains

Heating: mains

Broadband: satellite

Mobile Signal Coverage Blackspot: no

Parking: garage and communal parking

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.

Site or management fees:

Maintenance fee for estate - £45 per month

ACCESSIBILITY

This property has accessibility adaptations:

-Both front and back are wheel chair accessible

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: D

EPC RATING: B

BD007526JY/SO21.5.24.V.1



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