



Barrington Park Bedlington

- Detached Bungalow
- Three Bedroom
- Cloaks
- Open Plan Kitchen/Living Area
- EPC:C/ Council Tax:D/ Freehold

Offers In Excess Of £300,000



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ROOK
MATTHEWS
SAYER

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Barrington Park

Bedlington

Entrance

Via composite door.

Entrance Hallway

single radiator.

Cloaks/Wc

Low level wc, pedestal wash hand basin, double glazed window to side, tiled walls, single radiator, spotlights, tiled flooring.

Open plan kitchen, lounge and dining room 20'9ft x 20'3ft (6.32m x 6.17m)

Double glazed window to side, bifolding doors to rear, fitted with a range of wall, floor and drawer units with co-ordinating granite work top surfaces, co-ordinating sink unit and drainer with mixer tap, two electric plinth heaters under cupboard lighting, plinth lighting, built in electric fan assisted oven with slide and hide door, gas hob with extractor fan above, space for fridge/freezer, integrated microwave, plumbed for washing machine and dishwasher, laminate flooring, spotlights. Open Plan to dining room, larder cupboard, wine cooler, wine storage. Open plan to lounge, double radiator, television point, door to Inner hallway.

Inner Hallway

Access to loft, double radiator.

Bedroom One 13'7ft x 12'4ft (4.14m x 3.76m)

Double glazed bay window to the front, double radiator, fitted part mirrored wardrobes and drawers.

Bedroom Two 9'2ft x 9'0ft (2.79m x 2.74m)

Double glazed window to front, radiator, fitted part mirrored wardrobes and drawers.

Bedroom Three 9'10ft x 6'5m (3.00m x 2.34m)

Double glazed window to side, single radiator, built in single cabin bed.

Bathroom 9'10ft x 7'8ft (3.00m x 2.34m)

Four-piece white suite comprising of panelled bath, wash hand basin and low level wc set in vanity, walk in double shower with rain head and hand-held shower, double glazed window to side, tiled walls, laminate flooring, feature radiator, airing cupboard, housing radiator.

External

Front garden laid mainly to lawn, bushes and shrubs, paved driveway leading to garage. West facing rear garden laid mainly to lawn, bushes and shrubs, paved area.

Garage

Detached double garage, roller 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 and 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: D

EPC RATING: C

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	69 C	
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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