

Kelso Gardens

Bedlington

- Semi Detached House
- West Facing Rear Garden
- Ideal First Time Buy
- Three Bedroom
- EPC:D/ Council Tax:A/ Freehold

Offers In Excess Of £115,000







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Entrance

UPVC entrance door.

Entrance Hallway

Stairs to first floor landing, laminate flooring, double glazed window to front, double radiator.

Downstairs Wc

Double glazed window to side, single radiator, low level wc.

Lounge 12.97ft max x 18.55ft (3.95m x 5.65m)

Double glazed window to front and rear, double radiator, television point.

Kitchen 11.62ft x 10.74ft max (3.53m x 3.27m)

Double glazed window to rear, fitted range of wall, floor and drawer units with co-ordinating roll edge work surfaces, stainless steel sink unit with mixer tap, space for cooker, space for fridge, plumbed for washing machine, laminate flooring.

Utility Room 9.94ft x 6.5ft (3.02m x 1.98m)

Double glazed window to front, Belfast sink and tap.

First Floor Landing

Double glazed window to front, loft access.

Bedroom One 13.63ft x 11.69ft (4.15m x 3.56m)

Double glazed window to rear, single radiator, built in cupboard (boiler).

Bedroom Two 10.25ft x 11.69ft (3.12m x 3.56m)

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

Bedroom Three 9.86ft x 6.59ft (3.00m x 2.00m)

Double glazed window to front, single radiator.

Bathroom 8.95ft x 5.10ft (2.72m x 1.55m)

Three-piece white suite comprising of panelled bath with mains shower over, pedestal wash hand basin, low level wc, double glazed window to front.

External

Front Garden laid mainly to lawn with walled surrounds. West facing rear garden laid mainly to lawn, water tap, garden shed.

PRIMARY SERVICES SUPPLY

Electricity: mains Water: mains Sewerage: mains Heating: mains

Broadband: none Mobile Signal Coverage Blackspot: no

Parking: on street parking

MINING

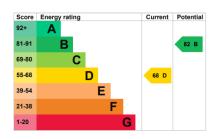
The property is not known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and confirmation should be sought from a conveyancer as to its effect on the property, if any.

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

BD008097JY/SO.20.5.24.V.1











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