



## 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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# Kelso Gardens

## Bedlington

### 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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	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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