



Barrington Court Bedlington

- Mid Terraced House
- Three Bedroom
- Open Plan Kitchen/Dining Room
- Lovely Rear Garden
- EPC:D/ Council Tax:B

£125,000



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ROOK
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SAYER

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Barrington Court

Bedlington

Entrance

UPVC entrance door.

Entrance Hallway

Stairs to first floor landing, single radiator, storage cupboard.

Lounge 13'10ft x 11'10ft (4.22m x 3.61m)

Double glazed bow window to front, double radiator, laminate flooring, wall mounted unit.

Kitchen/Dining Room 10'05ft + door recess x 16'09ft (3.18m x 5.11m)

Double glazed window to rear, double radiator, fitted with range of wall, floor and drawer units with co-ordinating roll edge work surfaces, stainless steel sink unit and drainer with mixer tap, tiled splash backs, space for cooker, space for fridge/freezer, combi boiler, plumbed for washing machine, double glazed door to the rear.

First Floor Landing

Loft access, built in storage cupboard.

Bedroom One 10'09ft x 11'06ft + wardrobes (3.28m x 3.51m)

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

Bedroom Two 10'09 x 8'10ft (3.20m x 2.69m)

Double glazed window to the rear, single radiator.

Bedroom Three 8'07ft x 6'10ft (2.62m x 2.08m)

Double glazed window to front, single radiator, laminate flooring.

Bathroom 6'09ft x 5'08ft (2.06m x 1.73m)

Three piece white suite comprising of; panelled bath with shower over, wash hand basin (set in vanity unit), low level wc, spotlights, double glazed window to the rear, heated towel rail, part cladding to walls, cladding to ceiling, vinyl floor.

External

Front Garden laid mainly to lawn. Low maintenance garden, artificially grass, part area.

Garage

Single garage in block.

PRIMARY SERVICES SUPPLY

Electricity: mains

Water: mains

Sewerage: mains

Heating: mains

Broadband: fibre

Mobile Signal Coverage Blackspot: no

Parking: Garage and 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: B

EPC RATING: D

BD008039CM/SO10.06.2024.V.1

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 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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