



Firefly Drive East Sleekburn

- Detached Bungalow
- Two Bedroom
- En-Suite
- Summerhouse/Office/Workspace
- EPC:B Council Tax:C/ Freehold

Offers In Excess Of £300,000



01670 531 114
82 Front St, Bedlington, NE22 5UA

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MATTHEWS
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www.rookmatthewssayer.co.uk
bedlington@rmsestateagents.co.uk

Firefly Drive

East Sleekburn

Entrance

UPVC entrance door.

Entrance Hallway

Loft access, single radiator, storage cupboard, LVT flooring.

Cloaks/Utility Room 10'11ft x 4'06ft (3.33m x 1.23m)

Main bathroom; low level wc, wash hand basin (set in vanity unit), laminate flooring, extractor fan, feature radiator, shower cubicle, ample storage.

Lounge 10'08ft x 15'03ft (3.25m x 4.65m)

Double glazed patio doors to the rear, feature radiator, wall mounted electric fire, television point, quality LVT flooring.

Kitchen/Dining Room 11'08ft inc door x 27'02 into door (3.56m x 8.28m)

Double glazed window to rear, two feature radiators, fitted with a range of wall, floor and drawer units with co-ordinating roll edge work surfaces, stainless steel sink and drainer with mixer tap, splash backs, built in electric fan assisted oven, electric hob with extractor fan above, integrated fridge, freezer and dishwasher, plumbed for washing machine, internal door to garage, quality LVT flooring, integrated bins, double glazed door to side double glazed sliding patio doors to the rear.

Bedroom One 10'09ft x 13'04ft (3.28m x 4.06m)

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

En-Suite 3'11ft x 5'05ft + shower cubicle (0.91m x 1.65m)

Double glazed window, low level wc, wash hand basin (set in vanity unit), single radiator, extractor fan, double shower cubicle with mains shower, part tiling to walls, vinyl flooring.

Bedroom Two 10'10ft x 11'07ft (3.30m x 3.53m)

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

External

Block paved driveway to front, side access to rear garden. Rear garden artificial grass, composite decking area, bushes and shrubs, gravelled area, stunning views of the river. Summer house used as workspace, power and lighting.

Garage 18'04ft x 10'06ft (5.59m x 3.20m)

Attached single garage, power and lighting, loft access, door with side panels.



National House Building (NHBC) guarantee – 6 years remaining.

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: C

EPC RATING: B

BD007597CM/SO.11.6.24.V.1

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	83 B	
69-80	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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