



Hartford Road West Bedlington

- Detached Bungalow
- Two Reception Rooms
- Two Bedroom
- Conservatory
- EPC:D Council Tax:D Freehold

Offers In The Region Of £300,000



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Hartford Road West

Bedlington

Entrance

Wood entrance door, double glazed windows to front and side.

Entrance Hallway

Large hallway, double radiator.

Lounge 13.69ft max x 17.38ft (4.17m x 5.29m)

Double glazed window to side, double glazed patio doors to rear, two double radiators, fire surround with marble inset and hearth, gas fire, television point, patio doors to:

Conservatory

Double glazed windows, two double radiators, tiled flooring, patio doors to garden.

Dining Room 12.66ft max into bay x 12.85ft into recess (3.85m x 3.91m)

Double glazed bay window to the rear, feature stained glass window, gas fire with marble inset.

Kitchen 9.43ft x 9.44ft (2.87m x 2.87m)

Double glazed window to front, 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, built in electric fan assisted oven, electric hob with extractor fan above, space for fridge, tiling to floor, door to:

Utility Room 13.78ft x 4.00ft (4.20m x 1.21m)

Double glazed window to side, space for fridge/freezer, plumbed for washing machine, double radiator, tiled flooring, door to garden.

Bedroom One 13.14ft x 12.76ft inc fitted wardrobes (4.00m x 3.88m)

Double glazed bay window to rear.

Bedroom Two 13.56ft x 9.25ft (4.13m x 2.81m)

Double glazed window to front, radiator, coving to ceiling, sliding mirror fitted wardrobes, picture rail.

Bathroom/Wc 7.20ft x 5.82ft (2.19m x 1.77m)

Four-piece white suite comprising of; shower cubicle, wash hand basin (set in vanity unit), low level wc, bidet, heated towel rail, double radiator, tiled flooring, tiled walls, double glazed window to front.

PRIMARY SERVICES SUPPLY

Electricity: mains

Water: mains

Sewerage: mains

Heating: mains

Broadband: none

Mobile Signal Coverage Blackspot: no

Parking: Garage, allocated parking space

MINING

The property is 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.

RESTRICTIONS AND RIGHTS

Public rights of way through the property? Shared access with neighbouring property

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: D

BD008019CM.SO.16.5.24.V.1

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	62 D	80 C
39-54	E		
21-38	F		
1-20	G		



Important Note: Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.

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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