



Skipton Close Bedlington

- Semi Detached House
- Lounge/Dining Room
- Two Bedroom
- Popular Estate
- EPC: D/ Council Tax:B/ Freehold

Offers In The Region Of £140,000



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ROOK
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SAYER

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Skipton Close

Bedlington

Entrance

UPVC entrance door.

Entrance Hallway

Stairs to first floor landing, single radiator.

Lounge/Dining Room 19'4ft x 11'6ft (5.80m x 3.50m)

Double glazed window to front and side, two radiators, built in storage cupboard, television point.

Kitchen/ Dining Room 11'6ft x 7'8ft (3.50m x 2.34m)

Double glazed window to rear, radiator, fitted with a range of wall, floor and drawer units with co-ordinating roll edge work surfaces, stainless steel sink unit and drainer with mixer tap, built in electric fan assisted oven, electric hob with extractor fan above, space for fridge/freezer, plumbed for washing machine, vinyl flooring, double glazed door to rear, combi boiler.

Bedroom One 11'7ft x 10'2ft (3.52m x 3.10m)

Double glazed window to rear, single radiator.

Bedroom Two 11'7ft x 9'5ft (3.53m x 2.88m)

Double glazed window to the front, single radiator, built in cupboard.

Bathroom 7'1ft x 5'5ft (2.17m x 1.64m)

Walk in shower cubicle (mains shower), wash hand basin, shower cubicle, low level wc, double glazed window, heated towel rail, part tiling to walls, laminate flooring.

External

Front garden laid mainly to lawn, bushes and shrubs, multi car driveway leading to garage. Rear garden laid mainly to lawn, patio area, water tap.

Garage

Detached single garage with up and over door.

PRIMARY SERVICES SUPPLY

Electricity: mains

Water: mains

Sewerage: mains

Heating: mains

Broadband: ADSL

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: B

EPC RATING: D

BD008113CM/SO17.6.24.V.1

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	67 D	
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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