



Stakeford Road Bedlington

- Semi Detached House
- Three Bedroom
- Two separate great sized reception rooms
- Garage and gardens
- EPC: D/ Council Tax:B / Freehold

Offers In The Region Of £195,000



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

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

Stakeford Road

Bedlington, NE22 7JU

Entrance

UPVC entrance door.

Entrance Hallway

Stairs to first floor landing, single radiator.

Lounge 14.66ft into bay x 13.86ft (4.46m x 4.22m)

Double glazed bay window to front, double radiator, television point, multifuel burner.

Second Reception Room 15.97ft max x 19.80ft max (4.86m x 6.03m)

Double glazed patio doors to rear, two double radiators, cupboard.

Kitchen 8.46ft x 13.49ft (2.57m x 4.11m)

Double glazed window to rear, fitted with a range of wall, floor and drawer units with co-ordinating straight edge marble work surfaces, tiled splash backs, range cooker, double Belfast sink with mixer tap, integrated fridge, tiling to floor, spotlights, double glazed door to rear, stable door to garden.

Utility Room/Wc 6.38ft x 3.49ft (1.94m x 1.06m)

Double glazed window to rear, plumbed for washing machine, tiled flooring, wc, radiator, spotlights, cladding to walls.

First Floor Landing

Double glazed window to side, loft access.

Loft

Boarded, pull down ladders, lighting.

Bedroom Two 12.53ft x 12.82ft (3.81m x 3.90m)

Double glazed window to front, double radiator.

Bedroom One 13.36ft into recess x 10.83ft (4.07m x 3.30m)

Double glazed window to rear, double radiator, television point.

Bedroom Three 8.86ft x 9.49ft Max (2.70m x 2.89m)

Double glazed window to front, double radiator.

Bathroom 6.38ft x 6.01ft (1.94m x 1.83m)

Three-piece white suite comprising of; panelled bath with mains shower over, pedestal wash hand basin, low level wc, spotlights, double glazed window to the rear, towel rail with radiator, laminate flooring, cladding to walls.

External

Block paved driveway to front leading to garage, fencing surrounds.

Rear Garden laid mainly to lawn, patio area, flower beds, bushes and shrubs, water tap, garden shed, greenhouse.

Garage

Large single garage with up and over door, power and lighting, fridge/freezer, tap.

PRIMARY SERVICES SUPPLY

Electricity: mains

Water: mains

Sewerage: mains

Heating: mains

Broadband: adsl modem

Mobile Signal Coverage Blackspot: no

Parking: garage and driveway

MINING

The property is no 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

BD008076JY/SO29.5.24.V.2

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	62 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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