



## Westmorland Avenue Bedlington

- Semi Detached House
- Three Bedroom
- Downstairs Bathroom
- Sold As Seen
- No Onward Chain
- EPC:D/ Council Tax:A/ Freehold

£80,000

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ROOK  
MATTHEWS  
SAYER

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# Westmorland Avenue Bedlington

## Entrance

UPVC entrance door.

## Entrance Hallway

Stairs to first floor landing, double radiator.

**Lounge 13'03ft x 11'08ft** (4.04m x 3.56m)

Double glazed window to front, double radiator.

**Kitchen 10'05ft x 8'10ft** (3.18m x 2.69m)

Double glazed window to rear, double radiator, fitted with a range of wall, floor and drawer units with co-ordinating roll edge work surfaces, co-ordinating sink unit and drainer with mixer tap, built in double oven, tiling to floor.

**Bathroom 4'08ft x 7'07ft** (1.24m x 2.31m)

Three-piece white suite comprising of; panelled bath, wash hand basin (set in vanity unit), double glazed window, double radiator, tiling to walls, tiled flooring, understairs cupboard.

## First Floor Landing

Double glazed window to side, loft access.

## Loft

Skylight

**Bedroom One 10'00ft x 18'08ft into alcoves** (3.05m x 5.69m)

Double glazed window, double radiator.

**Bedroom Two 9'05ft x 10'09ft** (2.87m x 3.28m)

Double glazed window to rear, single radiator.

**Bedroom Three 7'06ft x 8'11ft** (2.29m x 2.72m)

Double glazed window to rear, single radiator.

## External

Low maintenance garden to the front. Rear garden laid mainly to lawn, patio area, garden shed.



All services/appliances have not and will not be tested

## PRIMARY SERVICES SUPPLY

Electricity: disconnected

Water: disconnected

Sewerage: disconnected

Heating: disconnected

Broadband: Can't confirm

Mobile Signal Coverage Blackspot: Can't confirm

Parking: on street parking

## MINING

The property is not known to be on a coalfield and no 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: A

EPC RATING: D

BD008124CM/SO.05.06.2024.V.1

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	66 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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