



North Ridge Bedlington

- Semi Detached House
- Four Bedrooms
- Modern Presentation Throughout
- Beautiful Kitchen/Diner
- EPC: D/Council Tax: A/Freehold

£ 150,000 Offers In Excess Of



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North Ridge

Bedlington

Beautifully presented family home on North Ridge, Bedlington. On the outskirts of the town, the property is well located for access to road and transport links, local schools and amenities and certainly is a must view for those looking for a ready to move in to property. Comprising briefly; entrance hallway leading to the lounge, ground floor bedroom and stunning family kitchen and a recently installed utility and shower room, stairs to the first floor landing, three bedrooms and a family bathroom. Externally there is a nicely established garden to the rear with raised lawned area and space for a hot tub (can be included price dependent) and to the front a generous block paved driveway with gated access. Early viewings are strongly advised.

Entrance

Upvc entrance door

Entrance Hallway

Stairs to first floor landing, laminate flooring, double radiator, storage cupboard with mains gas and electric boxes.

Lounge 10'03 max x 12'09 (3.12m max x 3.89m)

Double glazed window to the front, double radiator, fire surround with electric fire, television point, coving to ceiling, laminate flooring.

Kitchen/Dining Room 11'05 x 19'03 (3.48m x 5.87m)

Double glazed window to the rear, radiator, range of wall, floor and drawer units with co-ordinating roll edge work surfaces, co-ordinating sink unit and drainer with mixer tap, tiled splash backs, gas hob with extractor fan above, space for fridge/freezer, integrated dishwasher, laminate flooring, double glazed patio doors and side windows to the rear.

Utility Room/Shower Room

Double glazed window, plumbed for washing machine, shower cubicle, low level wc, basin and sink, spotlights, heated towel rail.

First Floor Landing

Double glazed window to the side, loft access, double radiator.

Bedroom One 12'06 max x 11'00 (3.81m max x 3.35m)

Double glazed window to the front, fitted sliding mirror door wardrobes

Bedroom Two 12'06 max x 9'03 (3.81m max x 2.82m)

Double glazed window to the rear, single radiator, fitted sliding mirror door wardrobes.

Bedroom Three 8'05 x 8'00 max (2.57m x 2.44m max)

Double glazed window to the front and side, radiator, built in cupboard

Bedroom Four (Downstairs) 14'00 x 7'06 (4.27m x 2.29m)

Double glazed window to the front, radiator, laminate flooring.

Bathroom/WC 5'09 X 7'09 (1.75m x 2.36m)

Three piece suite in white comprising panelled bath, pedestal wash hand basin, low level wc, heated towel rail, tiling to walls, vinyl flooring, double glazed windows to the side and rear

Front Garden

Double gates, block paved driveway, bin store, water tap, bushes and shrubs.

Rear Garden

Low maintenance garden, laid mainly to lawn, patio area, bushes and shrubs, garden shed, greenhouse, lighting.

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains

Broadband: Fibre

Mobile Signal Coverage Blackspot: No

Parking: 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.

MATERIAL / CONSTRUCTION ABNORMALITIES

We have been informed that this is non-standard construction)

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

BD0007907CM/WE22.07.24 V.1

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	65 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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