



Clearwell Place Bedlington

- Semi Detached House
- Three Bedroom/ En-Suite
- Kitchen/Diner
- Modern Presentation
- EPC:C/ Council Tax:C/ Freehold

Offers In The Region Of £175,000



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ROOK
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SAYER

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Clearwell Place

Bedlington

Entrance

Entrance door

Entrance Hallway

Stairs to first floor landing, single radiator

Cloaks/WC

Low level WC, wash hand basin, double glazed window, part tiling to walls, vinyl flooring

Lounge 14'02ft max x 11'11ft max (3.63m x 4.32m)

Double glazed window to front, single radiator, built in storage cupboard, television point, telephone point, coving to ceiling, laminate flooring.

Kitchen/Dining Room 9'07ft x 14'06ft to storage (2.92m x 4.42m)

Double glazed window to rear, single radiator, 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, gas hob with extractor fan above, space for fridge/freezer, plumbed for washing machine, tiling to floor, spotlights, double glazed door to rear, hidden storage.

First Floor Landing

Loft access, built in storage cupboard.

Loft

Partially boarded, pull down ladders, lighting.

Bedroom One 09'07ft max x 11'11ft max (2.92m x 3.63m)

Double glazed window to front, single radiator, built in cupboard, television point

En-Suite 6'04ft x 5'04ft (1.93m x 1.62m)

Double glazed window to front, low level WC, pedestal wash hand basin, extractor fan, shower cubicle with shower running from mains, part tiling to walls, vinyl flooring

Bedroom Two 09'03ft x 07'05ft (2.82m x 2.26m)

Double glazed window to rear, single radiator

Bedroom Three 07'03ft x 5'05ft (2.21m x 1.65m)

Double glazed window to rear, single radiator

Bathroom/WC 06'01 x 05'11 (1.85m x 1.80m)

Three-piece white suite comprising panelled bath, wash hand basin, low level WC, double glazed window to side, part tiling to walls, extractor fan, vinyl flooring.

Front Garden

Multi-car driveway

Rear Garden

Laid mainly to lawn, patio area

PRIMARY SERVICES SUPPLY

Electricity: mains

Water: mains

Sewerage: mains

Heating: ADSL

Mobile Signal Coverage Blackspot: yes

Parking: allocated parking bay

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.

Management/ site fee: £92.59 per year.

ACCESSIBILITY

This property has accessibility adaptations: flat access point at front of the 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: C

EPC RATING: C

BD007986CM/SO24.04.24.V.2



Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C	76 C	
55-68	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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