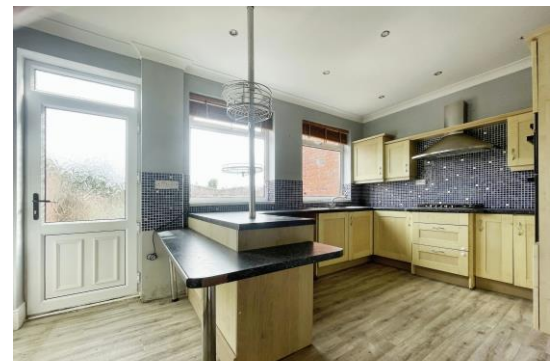




Melrose Terrace Bedlington

- Mid Terraced House
- Lounge/Diner
- Three Bedroom
- No Onward Chain
- EPC:D/ Council Tax:A/Freehold

£110,000



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Melrose Terrace

Bedlington

Entrance

UPVC entrance door.

Entrance Hallway

Stairs to first floor landing, tiled flooring, single radiator.

Lounge 13.67ft x 25.45ft (4.16m x 7.75m)

Double glazed window to front, two double radiator, coving to ceiling, ceiling rose, dado rail.

Kitchen 15.86ft x 10.14ft (4.83m x 3.09m)

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

First Floor Landing

Built in storage cupboard.

Bedroom One 9.77ft max x 23.41ft (2.97m x 7.13m)

Double glazed window to rear, double radiator, fitted wardrobes and drawers.

Bedroom Two 8.57ft x 12.56ft (2.61m x 3.82m)

Double glazed window to front, double radiator, fitted wardrobes and drawers.

Bedroom Three 9.51ft x 7.05ft (2.89m x 2.14m)

Double glazed window to front, single radiator, fitted wardrobes and drawers.

Bathroom Wc 10.03ft x 8.08ft (3.05m x 2.46m)

Four-piece white suite comprising of, panelled bath, pedestal wash hand basin, shower cubicle, low level wc, cupboard housing boiler, double glazed window to rear, tiling to walls, tiled flooring.

External

Garage over the lane to the rear. Rear garden over the lane, laid to lawn.

PRIMARY SERVICES SUPPLY

Electricity: mains

Water: mains

Sewerage: mains

Heating: mains

Broadband: fibre

Mobile Signal Coverage Blackspot: no

Parking: Garage over the rear lane

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: A

EPC RATING: D

BD006638J/SO08.08.24

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	61 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.

16 Branches across the North-East

