



## Burdon Terrace Bedlington

- First Floor Flat
- Three Bedroom
- Fitted Kitchen
- Leasehold, 999 years from 14.12.1984
- EPC: D/Council Tax: A

**£80,000**



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# Burdon Terrace

Bedlington, NE22 6DA

## Entrance

UPVC entrance door.

## Entrance Hallway

Stairs to first floor landing, single radiator, loft hatch.

**Lounge 13.54ft x 12.27ft** (4.12m x 3.73m)

Double glazed window to rear, single radiator, fire surround with inset and hearth, built in storage cupboard.

**Kitchen 12.53ft max x 8.70ft** (3.81m x 2.65m)

Two double glazed windows to the side, 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 electric fan assisted oven, gas hob, space for fridge, plumbed for washing machine, laminate flooring, wall mounted radiator, cladding to walls, door to:

Stairs to rear door, double radiator, UPVC door.

**Bedroom One 17.07ft into bay x 13.60ft into recess** (5.20m x 4.14m)

Double glazed bay window to front, two single radiators, feature fireplace.

**Bedroom Two 10.14ft x 7.29ft** (3.09m x 2.22m)

Double glazed window to rear, single radiator, fitted wardrobes.

**Bedroom Three 9.75ft x 7.28ft** (2.97m x 2.21m)

Double glazed window to front, single radiator.

**Bathroom 8.02ft x 5.42ft** (2.44m x 1.65m)

Three-piece suite comprising of; pedestal wash hand basin, shower cubicle (mains), low level wc, double glazed window to side, laminate flooring, cladding to walls and ceiling, wall mounted radiator.

## PRIMARY SERVICES SUPPLY

Electricity: mains

Water: mains

Sewerage: mains

Heating: mains

Broadband: adsl

Mobile Signal Coverage Blackspot: no

Parking: on street parking

## 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

Leasehold. It is understood that this property is leasehold. Should you decide to proceed with the purchase of this property, the Tenure and associated details and costs must be verified by your Legal Advisor before you expend costs.

Length of Lease: 999 years from 14.12.1984

No ground rent or service charge – peppercorn lease

## COUNCIL TAX BAND: A

EPC RATING: D

BD008212JY/SO4.9.24.V.2

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	63 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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