



Ewart Drive Bedlington

- Modern three bedroom townhouse
- Two parking bays to the side of house
- Immaculate presentation throughout
- Perfect first time buy
- EPC:B/ Council Tax:C/ Freehold

Offers In The Region Of £210,000



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Ewart Drive

Bedlington NE22 6FB

Entrance

Composite entrance door.

Entrance Hallway

Stairs to first floor landing, double glazed window to front, single radiator, black slate effect flooring.

Downstairs Wc

Low level wc, pedestal wash hand basin, tiling to floor, double glazed window, part tiling to walls.

Kitchen/family dining 21.22ft x 12.51ft (6.46m x 3.81m)

Double radiator, single radiator, fitted with a range of wall, floor and drawer units with co-ordinating roll edge work surfaces, stainless steel sink unit with mixer tap, storage cupboard, integrated fridge/freezer, plumbed for washing machine, black slate effect flooring, double glazed patio doors to the rear.

First Floor

Bedroom Three 6.42ft x 9.38ft (1.95m x 2.85m)

Double glazed window to front.

Bathroom

Three-piece white suite comprising of panelled bath, pedestal wash hand basin, double glazed window to the side, part tiling to walls, tiled flooring, extractor fan.

Lounge 12.59ft x 9.98ft (3.83m x 2.85m)

French Juliet balcony, single radiator, television point.

Second Floor

Bedroom One 10.44ft x 12.53ft (3.18m x 3.81m)

Skylight window, single radiator.

En-Suite 5.60ft x 5.75ft (1.70m x 1.75m)

Double glazed window to side, low level wc, pedestal wash hand basin, single radiator, extractor fan, shower cubicle (mains shower), part tiling to walls, tiling to floor.

Bedroom Two 11.00ft x 12.54ft into recess (3.35m x 3.82m)

Double glazed window to front, single radiator, built in cupboard.

External

Low maintenance garden to the front, block paved driveway providing parking for two cars.

Rear garden laid mainly to lawn, patio area, garden shed.

PRIMARY SERVICES SUPPLY

Electricity: mains

Water: mains

Sewerage: mains

Heating: mains

Broadband: fibre

Mobile Signal Coverage Blackspot: no

Parking: driveway plus two visitor spaces

Service charge for estate £115.19 per year

Spray foam insulation in roof space

8 years remaining from 2024 on NHBC guarantee on similar

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.

BUILDING WORKS

Any known planning permissions or proposals in the immediate locality: yes – new build site

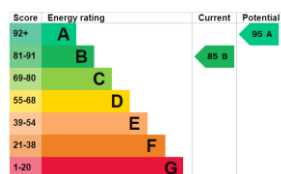
TENURE

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: B

BD008177CM/SO17.9.24.V.1



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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.

16 Branches across the North-East

