



Bonchester Close Bedlington

- Semi Detached House
- Three Double Bedroom
- South Facing Rear Garden with summerhouse
- Recently Updated Bathroom
- EPC: C/ Council Tax:B/ Freehold

£220,000



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Bonchester Close

Bedlington NE22 6JW

Entrance Porch

UPVC entrance door, double glazed windows.

Entrance Hallway

Stairs to first floor landing.

Lounge/ dining room 11'06ft max x 22'04ft max (3.51m x 6.81m)

Double glazed window to front and rear, two radiators, electric fire, television point, coving to ceiling, laminate floor.

Kitchen 11'00ft x 11'05ft (3.35m x 3.48m)

Double glazed window to rear, fitted with a range of wall, floor and drawer units with co-ordinating wood surfaces, stainless steel sink unit and drainer with mixer tap, smeg range oven, space for fridge/freezer, integrated dishwasher, laminate flooring, spotlights, double glazed door to rear, door to storage/utility.

Utility Room

Plumbed for washing machine.

First Floor Landing

Loft access, built in storage cupboard.

Loft

Partially boarded, insulation.

Bedroom One 10'11ft x 12'08ft max (3.33m x 3.86m)

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

Bedroom Two 19'01ft x 7'06ft + Recess (5.82m x 2.29m)

Double glazed windows to front and rear, two radiators, coving to ceiling, laminate flooring.

Bedroom Three 8'00ft x 11'03ft (2.44m x 3.43m)

Double glazed window to rear, single radiator, coving to ceiling, laminate floor.

Bathroom 6'05ft x 8'02ft (1.96m x 2.48m)

Three-piece white suite comprising of; panelled bath with mains shower over, wash hand basin, low level wc, spotlights, double glazed window, part tiling to walls.

External

Block Paved driveway leading to garage, side gate to rear garden. South facing rear garden laid mainly to lawn, patio area, summer house (electric and lighting).

Attached single garage with up and over, power and lighting, used for storage only.

PRIMARY SERVICES SUPPLY

Electricity: mains

Water: mains

Sewerage: mains

Heating: mains

Broadband: cable

Mobile Signal Coverage Blackspot: no

Parking: driveway (garage is used for storage only)

Property is subject to tenancy until February 2025.

Recently installed boiler.

MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. 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: B

EPC RATING: C

BD008205CM/SO.1.10.14.v.2

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	69 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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