



## Haig Road Bedlington

- Semi Detached House
- Two Bedroom
- No Onward Chain
- Ideal Investment
- EPC:D/Council Tax:A/ Freehold

**£65,000**



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# Haig Road

## Bedlington NE22 5AW

### Entrance

Entrance door.

### Entrance Hallway

Stairs to first floor landing, single radiator.

**Lounge 15'04ft x 11'11ft** (4.67m x 3.63m)

Double glazed window to front, fire surround, gas fire, television point, telephone point, coving to ceiling.

**Kitchen 9'01ft + door recess x 18'09ft max** (2.77m x 5.72m)

Double glazed window to rear, radiator, fitted with a range of wall, floor and drawer units with co-ordinating roll edge work surfaces, stainless steel sink unit and drainer with mixer tap, tiled splash backs, space for cooker, fridge and freezer, double glazed door to the rear.

### First Floor Landing

Double glazed window, loft access.

**Bedroom One 9'10ft x 18'08ft max** (2.99m x 5.69m)

Double glazed window to front, single radiator, coving to ceiling.

**Bedroom Two 11'05ft x 11'00ft** (3.48m x 3.35m)

Double glazed window to rear, single radiator.

**Bathroom 7'10ft x 7'01ft** (2.39m x 2.16m)

Three piece white suite comprising of; panelled bath with electric shower over, pedestal wash hand basin, double glazed window, single radiator, part tiling to walls, laminate flooring.

### External

Garden to front and driveway.

### PRIMARY SERVICES SUPPLY

Electricity: Disconnected

Water: Disconnected

Sewerage: Disconnected

Heating: Disconnected

Broadband: None

Mobile Signal Coverage Blackspot: Unknown

Parking: Driveway

### 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:** A

**EPC RATING:** D

BD004667CM/SO27/11/24.V.1

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

