



Hartlands Bedlington

- Semi Detached House
- Three Bedroom
- No Onward Chain
- Sought After Location
- EPC:D/ Council Tax:A/ Freehold

Offers In The Region Of £115,000



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ROOK
MATTHEWS
SAYER

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Hartlands

Bedlington, NE22 6JJ

Entrance

Wooden door.

Entrance Hallway

Stairs to first floor landing, double glazed window to the side, double radiator, storage cupboard.

Lounge 12.56ft x 14.47ft (3.82m x 4.41m)

Double glazed window to front, double radiator, gas fire.

Dining Room 11.31ft x 8.59ft (3.44m x 2.61m)

Double glazed window to rear, single radiator.

Kitchen 11.34ft x 9.93ft (3.45m x 3.02m)

Double glazed window to the rear, double 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, tiled splash backs, space for cooker, fridge and freezer, plumbed for washing machine, cupboard.

Utility Room 14.00ft x 5.15ft Max (4.26m x 1.56m)

Door to front and rear, Window to front, Belfast sink, storage cupboard, additional

Wash house 6.54ft x 10.47ft (6.54m x 10.47m)

First Floor Landing

Double glazed window to side, built in storage cupboard.

Bedroom One 13.31ft x 9.40ft (4.05m x 2.86m)

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

Bedroom Two 11.03ft x 10.78ft (3.36m x 3.28m)

Double glazed window, radiator, built in cupboard.

Bedroom Three 7.34ft max 9.30ft (2.23m x 2.83m)

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

Bathroom 7.99ft x 6.78ft (2.43m x 2.06m)

Three piece white suite comprising of panelled bath, pedestal wash hand basin, low level wc, double glazed window to rear and side, double radiator.

PRIMARY SERVICES SUPPLY

Electricity: mains

Water: mains

Sewerage: mains

Heating: mains

Broadband: none

Mobile Signal Coverage Blackspot: no

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

BD008178JY/SO20.11.24.v.1

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	57 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

