



Millbank Crescent Bedlington

- First Floor Flat
- Three Bedroom
- Immaculately presented
- Leasehold – 999 years from 17.10.1986
- EPC:C Council Tax:A

Offers In The Region Of £85,000



01670 531 114
82 Front St, Bedlington, NE24 1BW

ROOK
MATTHEWS
SAYER

www.rookmatthewssayer.co.uk
bedlington@rmsestateagents.co.uk

Millbank Crescent

Bedlington NE22 5QJ

Entrance

UPVC entrance door.

Entrance Hallway

Stairs to first floor landing, storage cupboard, loft access (pull down ladders).

Lounge 14'06ft x 10'04ft (4.42m x 3.15m)

Double glazed window to rear, double radiator, fire surround with marble inset and hearth, electric fire, two storage cupboards.

Kitchen 10'03ft x 6'01ft (3.12m x 1.85m)

Double glazed window to rear, 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, splash backs, space for fridge/freezer, plumbed for washing machine, vinyl flooring, door to rear stairs, double glazed door to rear yard.

Bedroom One 12'02ft x 17'04ft into bay (3.71m x 5.28m)

Double glazed window, double radiator, coving to ceiling, television point, fire surround and electric fire.

Bedroom Two 10'11ft x 8'08ft (3.33m x 2.64m)

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

Bedroom Three L-Shape 11'00ft x 8'10ft (3.35m x 2.69m)

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

Bathroom 8'01ft 5'05ft (2.46m x 1.65m)

Three-piece white suite comprising of; panelled bath with mains shower over, wash hand basin (set in vanity unit), low level wc, double glazed window to rear, heated towel rail, cladding to walls and ceiling, vinyl flooring.

External

Shared yard to rear.

PRIMARY SERVICES SUPPLY

Electricity: mains

Water: mains

Sewerage: mains

Heating: mains

Broadband: n/a

Mobile Signal Coverage Blackspot: no

Parking: on street parking

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

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 17 October 1986

Ground Rent: No Ground Rent

Service Charge: No Service Charge

Any Other Charges/Obligations: None

COUNCIL TAX BAND: A

EPC RATING: C

BD008284CM/SO7.11.24

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	77 C
55-68	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

