



## Nedderton Village Bedlington

- Detached Bungalow
- Two Bedroom
- Ample Parking Via 2 Driveways
- No Onward Chain
- EPC:D/ Council Tax:D/ Freehold

**£325,000**



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# Nedderton Village

Bedlington, NE22 6AX

## Entrance Porch

Entrance door, double glazed window, single radiator.

## Entrance Hallway

Double radiator, two storage cupboards.

## Downstairs Wc

Low level wc, wash hand basin.

## Lounge 17'00ft into bay x 12'08ft (5.18m x 3.86m)

Three double glazed windows, double radiator, fire surround, gas fire, television point, telephone point.

## Kitchen 12'04ft x 14'04ft (3.76m x 4.37m)

Double glazed window to rear, double 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, built in double oven, gas hob with extractor fan above, dishwasher, double glazed door to conservatory.

## Utility

Plumbed for washing machine, single radiator.

## Conservatory 10'03ft x 8'07ft (3.12m x 2.62m)

Tiled flooring, door to rear garden, storage combi.

## Second Reception Room 11'10ft x 10'08ft (3.61m x 3.25m)

Single radiator, double glazed window, telephone point, sliding doors.

## Bedroom One

Double glazed window to front, double radiator, fitted wardrobes, coving to ceiling.

## Bedroom Two 10'06ft x 11'09 (3.20m x 3.58m)

Double glazed window to rear, double radiator, fitted sliding wardrobes.

## Bathroom 8'03ft x 7'07ft max (2.52m x 2.31m)

Double glazed window to the rear, mains shower cubicle, wash hand basin, single radiator, storage cupboard.

## Separate Wc

Low level wc, double glazed window.

## External

Front garden laid mainly to lawn, mature bushes and shrubs, block paved driveway leading to garage, To the rear, bushes and shrubs, water tap, gravelled area, patio area.

## Garage 19'06ft x 18'06ft (5.94m x 5.64m)

Attached single garage with power and lighting, stairs to storage are/ mezzanine floor.

## PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains

Broadband: None

Mobile Signal Coverage Blackspot: No

Parking: Garage & 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: D

## EPC RATING: D

BD008270CM/SO26.11.24.V.1

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	64 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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The Property Ombudsman