



Northumberland Avenue Bedlington

- Semi Detached House
- Four Bedroom
- Large Private Rear Garden
- Utility Room & Downstairs Wc
- EPC:D/ Council Tax:A/ Freehold

Offers In The Region Of £165,000



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Northumberland Avenue

Bedlington NE22 6DL

Entrance Porch

Double glazed with wooden door.

Downstairs Wc

Low level wc, pedestal wash hand basin, combi boiler.

Lounge 13'2ft x 12'6ft (4.01m x 3.81m)/ **Diner 10'5ft x 9'7ft** (3.18m x 2.92m)

Double glazed window to the front, two double radiator, television point.

Kitchen 9'9ft x 9'5ft (2.97m x 2.87m)

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, space for fridge, vinyl floor.

Utility Room 8'7ft x 8'5ft (2.62m x 2.57m)

Double glazed window to the rear, fitted wall and base units with worktops, stainless steel sink unit, plumbed for washing machine, double glazed door to the rear, space for tumble dryer, vinyl floor.

Garden Room 9'7ft x 7'5ft (2.92m x 2.26m)

Fully glazed, sliding doors.

First Floor Landing

Loft access.

Loft

Loft ladder, power and lighting, part boarded.

Bedroom One 17'5ft x 8'1ft (5.31m x 2.46m)

Double glazed window, double radiator.

En-Suite 7'6ft x 5'7ft (2.29m x 1.70m)

Double glazed window to the rear, low level wc, pedestal wash hand basin, cladding to walls, double walk-in shower (electric shower) heated towel rail, spotlights, vinyl floor.

Bedroom Two 11'6ft x 9'5ft (3.51m x 2.87m)

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

Bedroom Three 13'0ft x 9'8ft (3.96m x 2.95m)

Double glazed window to the rear, single radiator, double wardrobe.

Bedroom Four 9'2ft x 7'4ft (2.79m x 2.24m)

Double glazed window to the front, single radiator.

Bathroom 7'7ft x 6'1ft (2.31m x 1.85m)

Three-piece white suite comprising of; panelled bath with mains shower over, pedestal wash hand basin, low level wc, double glazed window to the rear, heated towel rail, laminate flooring, part tiling to walls, jacuzzi bath.

External

Low maintenance garden to the front, driveway. Private rear garden, fruit trees, part blocked paved, lawned area.

Workshop/ Shed

Power and lighting.

Garage 13'1ft x 8'5ft (4.00m x 2.57m)

Currently converted to storage/utility area.

Double radiator, base units, space for fridge/freezer, power and electric, double glazed UPVC door to front.

PRIMARY SERVICES SUPPLY

Electricity: mains

Water: mains

Sewerage: mains

Heating: mains

Broadband: fibre

Mobile Signal Coverage Blackspot: no

Parking: driveway on street parking also

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.

ACCESSIBILITY

This property has accessibility adaptations:

- Wet room

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

BD008255J/SO.19.10.24.V.2



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

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