

# Reavley Avenue Bedlington

- Semi Detached House
- Ideal First Time Buy
- Two Bedroom
- Recently fitted kitchen and bathroom
- EPC:D/ Council Tax:A/ Freehold

£115,000







82 Front St, Bedlington, NE24 1BW

## Reavley Avenue

Bedlington, NE22 7ES

#### **Entrance**

Via composite door.

#### Hallway

Stairs To First Floor Landing, single radiator.

Lounge 14.38ft x 12.24ft (4.38m x 3.73m)

Double glazed window to front, double radiator, feature panelling to wall.

Kitchen 12.73ft x 7.55ft (3.88m x 2.30m)

Double glazed window to rear, double radiator, 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, tiled splash backs, built in electric fan assisted oven, electric hob with extractor fan above, integrated fridge, freezer and dishwasher, laminate flooring, door to:

#### Utility Room 8.89ft x 4.58ft (2.73m x 1.39m)

Double glazed door to rear double glazed window, work surface, space for tumble dryer, plumbed for washing machine, laminate flooring, side door to rear garden, space for cupboard, boiler.

#### **First Floor Landing**

Double glazed window to side, loft access.

Bedroom One 14.47ft x 10.30ft (4.41m x 3.13m)

Double glazed window to front, double radiator, two built in cupboards.

Bedroom Two 11.34ft x 9.68ft max (3.45m x 2.95m)

Double glazed window to rear, double radiator.

Bathroom 6.13ft x 5.50ft (1.86m x 1.67m)

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

#### **External**

Front Garden laid mainly to lawn, walled surrounds, parking to front. Rear garden laid mainly to lawn, patio area, water tap.

#### PRIMARY SERVICES SUPPLY

Electricity: mains Water: mains Sewerage: mains Heating: mains Broadband: fibre

Mobile Signal Coverage Blackspot: no

Parking: on street parking

#### MINING

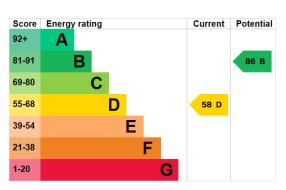
The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

#### TENURE

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

BD008305JY/SO20.11.24.V.2



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