



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



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

ROOK
MATTHEWS
SAYER

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

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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	58 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

