



Rothesay Terrace Bedlington

- Mid Terraced House
- Three Bedroom
- Two Reception Rooms
- No Onward Chain
- EPC:C/Council Tax:A/Freehold

£85,000



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ROOK
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SAYER

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Rothesay Terrace

Bedlington

Entrance

UPVC entrance door.

Entrance Hallway

Stairs to first floor landing, single radiator.

Lounge 13.70ft into recess x 13.31ft (4.17m x 4.05m)

Double glazed window to front, double radiator, multi fuel burner, television point, television point, coving to ceiling, ceiling rose, dedo rail.

Dining Room 8.81ft x 10.97ft (2.68m x 3.34m)

Double glazed window to the rear, double radiator, understairs cupboard space.

Kitchen 8.60ft x 6.63ft (2.62m x 2.02m)

Double glazed window to rear and side, single radiator, range of wall, floor and drawer units with co-ordinating roll edge wood worktops, Belfast sink with single mixer tap, built in electric fan assisted oven, electric hob with extractor fan above, laminate flooring, double glazed door to the rear.

Bathroom 8.47ft x 5.91ft (2.58m x 1.80m)

Four piece white suite comprising of roll top bath, pedestal wash hand basin, shower cubicle (electric shower), low level wc, double radiator, wood effect flooring.

First Floor Landing

Double glazed window to the rear, loft access.

Bedroom One 13.48ft max x 10.87ft max (4.10m x 3.31)

Double glazed window to the front, single radiator, television point, feature fireplace.

Bedroom Two 10.96ft into recess x 9.24ft (3.34m x 2.81m)

Double glazed window to the rear, single radiator, built in cupboard housing combi boiler.

Bedroom Three 10.21ft x 6.01ft (3.11m x 1.83m)

Double glazed window to front, single radiator, built in cupboard, television point.

External

Front Garden laid mainly to lawn, walled surrounds. Rear yard, outhouses. Parking area and garden over the lane.



PRIMARY SERVICES SUPPLY

Electricity: Disconnected

Water: Disconnected

Sewerage: Disconnected

Heating: Disconnected

Broadband: None

Mobile Signal Coverage Blackspot: Not known

Parking: Off Street Parking

MINING

The property is not known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and 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: C

BD008156J/SO14.08.2024.V.1

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	72 C	
55-68	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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