



## St Georges Terrace, Bells Close, Lemington

- Gemini bungalow
- Bathroom/W.C
- Mezzanine bedroom
- No onward chain
- Modern fitted kitchen
- Ideal for first time buyers

**£95,000**

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SAYER

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# St Georges Terrace, Bells Close, Lemington, NE15 6YA

For sale, a neutrally decorated end of terrace Gemini bungalow boasting an exceptional location close to public transport links, nearby schools, and local amenities. This property, which is ideally suited for couples, presents a perfect opportunity to acquire a tastefully designed residence which offers both comfort and convenience.

The property is comprised of entrance lobby leading to bathroom/W.C, modern fitted kitchen and lounge with stairs leading up to the mezzanine bedroom.

Externally there is an allocated parking to the front.

Rook Matthews Sayer would highly recommend an internal viewing to appreciate the accommodation and location on offer.

Entrance Lobby

Storage cupboard/compact cloakroom.

Bathroom/W.C

Fitted with a three piece white bathroom suite comprising low level w.c, panel bath with shower over and screen, pedestal wash hand basin, tiled walls, and flooring with under floor heating and a double glazed window.

Lounge 14' 0" Max x 13' 10" Including stairs (4.26m x 4.21m)

Bright and spacious lounge featuring a double glazed window to the front, oak flooring with underfloor heating, and an electric storage heater. The tall ceiling height extends through to the mezzanine bedroom, accessible via a staircase along one side.

Kitchen 6' 5" Max x 5' 10" Max (1.95m x 1.78m)

Fitted with a range of wall and base units with wrap around bamboo work surfaces, oak flooring, part tiled walls, integrated hob with oven below and stainless steel extractor hood over, 1 ½ bowl sink with mixer tap, plus plumbing for an automatic washing machine and a compact dishwasher.

Bedroom 13' 11" Max x 9' 1" Max including storage cupboard (4.24m x 2.77m)

Double glazed Velux skylight, storage cupboard and loft access. The loft area is fully boarded, offering extensive storage and easy accessibility from bedroom via a drop-down ladder.

Externally

Allocated parking space and established garden with paved area.

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains

Broadband: Fibre to cabinet

Mobile Signal Coverage Blackspot: No

Parking: Allocated parking space

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

EPC RATING: D

COUNCIL TAX BAND: A

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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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