



## Warnhead Road Bedlington

- Semi Detached House
- Two Bedroom
- Large Rear Garden
- Utility Room
- EPC:D/ Council Tax:A / Freehold

**£100,000**



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ROOK  
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SAYER

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# Warnhead Road

Bedlington NE22 5RE

## Entrance

UPVC entrance door.

## Entrance Hallway

Stairs to first floor landing, tiled flooring, double glazed window to side, two storage cupboards.

**Lounge 13.52ft x 10.91ft** (4.12m x 3.32m)

Double glazed window to front, double radiator, television point, telephone point, coving to ceiling.

**Kitchen 17.39ft x 8.37ft max** 5.30m x 2.55m)

Double glazed window to rear, double radiator, fitted with a range of wall, floor and drawer units with co-ordinating roll edge work surfaces, stainless steel sink unit and drainer with mixer tap, built in electric fan assisted oven, electric hob with extractor fan above, space for fridge, laminate flooring, double glazed French door to rear garden, door to:

**Utility Room 10.58ft x 5.92ft** (3.22m x 1.80m)

Double glazed window to rear, space for fridge/freezer, plumbed for washing machine, window door to rear garden.

**Bedroom One 11.87ft + fitted wardrobes x 10.10ft max** (3.61m x 3.07m)

Double glazed window to the front, double radiator, fitted wardrobes, built in cupboard housing boiler.

**Bedroom Two 10.63ft x 9.85ft max** (3.24m x 3.00m)

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

**Bathroom 7.22ft x 6.17ft** (2.20m x 1.88m)

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

## External

Multi car driveway to the front. Rear garden laid mainly to lawn, patio/decking area, water tap, garden shed.



## PRIMARY SERVICES SUPPLY

Electricity: mains

Water: mains

Sewerage: mains

Heating: mains

Broadband: ADSL

Mobile Signal Coverage Blackspot: no

Parking: driveway

## 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

BD0082491Y/SO.19.10.24.V.1

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	66 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.

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