



## Birtley Crescent Bedlington

- Detached House
- Downstairs Wc
- Three Bedroom
- Leasehold
- EPC:B/ Council tax:C

**£235,000**



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

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[www.rookmatthewssayer.co.uk](http://www.rookmatthewssayer.co.uk)  
[bedlington@rmsestateagents.co.uk](mailto:bedlington@rmsestateagents.co.uk)

# Birtley Crescent

Bedlington, NE22 5BP

## Entrance

Composite entrance door. LVT wood effect flooring.

## Entrance Hallway

Stairs to first floor landing, double glazed window to the side, double radiator, under stairs storage cupboard, LVT wood effect flooring.

## Downstairs Wc 5.42ft x 3.09ft (1.65m x 0.94m)

Low level wc, extractor fan, corner wall mounted wash hand basin, LVT wood effect flooring.

## Lounge 13'1ft x 12'1ft (3.99m x 3.68m)

Double glazed window to front, single radiator, telephone point, LVT wood effect flooring.

## Kitchen/ Diner 18'1ft x 9'2ft (5.51m x 2.79m)

Double glazed window to the 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, tiled splash backs, built in fan assisted oven, gas hob with extractor fan above, integrated dishwasher, spotlights, double glazed patio doors to the rear, LVT wood effect flooring.

## Utility Room 7'5ft x 5'4ft (2.26m x 1.63m)

Fitted work surfaces, space for fridge and tumble dryer, plumbed for washing machine, single radiator, composite door to side, LVT wood effect flooring.

## First Floor Landing

Built in storage cupboard.

## Bedroom One 11'9ft x 10'6ft (3.58m x 3.20m)

Double glazed window to the front, two mirrored fitted wardrobes.

## En-Suite 5'9ft x 5'8ft (1.75m x 1.73m)

Double glazed windows to the front, low level wc, wash hand basin (set in vanity unit), shower cubicle, part tiling to walls, heated towel rail, tiling to floor.

## Bedroom Two 9'5ft x 9'4ft (2.87m x 2.84m)

Double glazed window to the rear, single radiator.

## Bedroom Three 9'4ft x 8'3ft (2.84m x 2.51m)

Double glazed window to the rear, single radiator.

## Bathroom 6.9ft x 5'6ft (2.06m x 1.68m)

Three piece white suite comprising of; panelled bath, pedestal wash hand basin, low level wc, double glazed window to the side, heated towel rail, laminate flooring, extractor fan.

## External

Low maintenance garden to the front. Rear garden laid mainly to lawn, patio area, water tap,

## Garage

Detached single garage with up and over door, power and lighting. Parking for two cars in front of garage.

## PRIMARY SERVICES SUPPLY

Electricity: mains

Water: mains

Sewerage: mains

Heating: mains

Broadband: fibre

Mobile Signal Coverage Blackspot: no

Parking: garage and 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

Leasehold. It is understood that this property is leasehold. Should you decide to proceed with the purchase of this property, the Tenure and associated details and costs must be verified by your Legal Advisor before you expend costs.

Length of Lease: 999 years from 1 January 2015

Ground Rent: £150.00 per annum.

Service Charge: no service charge

## COUNCIL TAX BAND: C

EPC RATING: B

BD008319J/SO12.12.24.V.1

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	82 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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