



Forster Avenue Bedlington

- End Terraced House
- Three Bedroom
- Downstairs Wc
- Front & Rear Garden
- EPC: D /Council Tax: A/Freehold

Offers In The Region Of £85,000



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MATTHEWS
SAYER

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Forster Avenue

Bedlington, NE22 6EN

Entrance

UPVC entrance door.

Entrance Hallway 5.43ft x 5.14mft (1.65m x 1.56m)

Downstairs Wc 5.24ft x 4.06ft (1.59m x 1.23m)

Low level, laminate flooring, double glazed window, tiling to walls, single radiator, laminate flooring.

Lounge 17.41ft x 10.72ft (5.30m x 3.26m)

Double glazed window to side, double glazed patio doors to rear, double radiator, fire surround with inset and hearth, gas fire, coving to ceiling.

Dining Room 11.47ft max x 14.08ft max (3.49m x 4.29m)

Double glazed window to front, double radiator, coving to ceiling,

Kitchen 14.21ft x 7.18ft (4.33m x 2.18m)

Double glazed window to front, 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 over, gas hob with extractor fan above, space for fridge/freezer, tiling to floor.

First Floor Landing

Loft access, built in storage cupboard.

Bedroom One 13.70ft into recess x 10.56ft (4.17m x 3.21m)

Double glazed window to front, double radiator, coving to ceiling.

Bedroom Two 10.89ft x 9.72ft (3.31m x 2.96m)

Double glazed window to the rear, double radiator, coving to ceiling.

Bedroom Three 7.45ft x 6.94ft (2.27m x 2.11m)

Double glazed window to the rear, single radiator.

Bathroom 7.08ft x 6.56ft (2.15m x 1.99m)

Three-piece white suite, panelled bath, pedestal wash hand basin, low level wc, spotlights, double glazed window to the front, double radiator, tiling to walls, tiled flooring, extractor fan.

External

Front Garden laid mainly to lawn. South facing rear garden, tiered, lawned.

Outhouse/Storage Shed

PRIMARY SERVICES SUPPLY

Electricity: mains

Water: mains

Sewerage: mains

Heating: mains

Broadband: ADSL

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

BD008340JY/SO21.01.25.v.1

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	67 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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