



## Longstone Close Beadnell

A fantastic extended semi-detached bungalow located in a very popular development within the coastal village of Beadnell in Northumberland.

As well as the extension to the rear, this property has the added bonus of a larger size garage to the side and therefore has more storage space and a useful utility area within the garage which is ideal for washing and drying wetsuits and beach gear following an outing to the nearby coastline and Beadnell Bay. Alternatively, there is potential to convert the garage into further living or bedroom space. The original layout has been re-configured and offers a large open plan dining room that leads around to the kitchen and can be opened up to the lounge through the glazed double doors between the two rooms. Both the front and rear gardens offer low maintenance outside space and the front block paved drive has been extended in front of the bungalow, providing useful additional parking space.

There is no onward chain involved,  
so this is an ideal purchase for a buyer looking for minimal hassle and a speedy completion.

**Guide Price £265,000**

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## 6 Longstone Close, Beadnell Northumberland, NE67 5BS

### ENTRANCE HALL

Double glazed entrance door | Laminate flooring | Loft access hatch | Doors to; shower room, bedroom two, lounge, and open plan dining kitchen

### LOUNGE 15'3 x 12'1 (4.94m x 3.68m)

Double glazed window | Laminate floor | Glazed double doors to dining room



### DINING ROOM 10'10 x 8'11 (3.30m x 2.72m)

Laminate floor | Glazed double doors to lounge | Door to garage | Open to boot room/cloaks storage area and kitchen

### KITCHEN 9'9 x 8'4 (2.97m x 2.53m)

Double glazed window | Part-tiled walls | Fitted wall & base units | 1.5 sink | Electric oven & hob with extractor hood | Integral fridge freezer | Integral dishwasher

### BEDROOM ONE 8'4 x 8'4 (2.54m x 2.54m)

Double glazed window | Electric wall heater | Coving to ceiling



### BEDROOM TWO 9'10 x 7'9 (2.99m x 2.36m)

Double glazed window

### SHOWER ROOM

Double glazed frosted window | Fully tiled walls & floor | Close-coupled W.C. | Cabinet with integrated wash-hand basin | Double shower cubicle fitted with an electric shower | Wall-mounted fan heater

### GARAGE AND UTILITY 19'9 x 12'5 (6.02m x 3.78m)

Up & over door | Double glazed window & doors to rear garden | Fitted workbench with sink unit | Space for washing machine | Tiled splash-backs | Fuse box and meter | Cold water tap



**PRIMARY SERVICES SUPPLY**

Electricity: Mains  
 Water: Mains  
 Sewerage: Mains  
 Heating: Electric wall-heater in bedroom one and a wall-mounted fan heater in the shower room (electric plug-in heaters are currently used elsewhere)  
 Broadband: Fibre to cabinet  
 Mobile Signal Coverage Blackspot: There may be reception issues with some providers  
 Parking: Private drive and large garage



**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:** Deleted. The property has been used as a holiday-let rental; therefore, small business rates apply (currently no charge)

**EPC RATING:** F



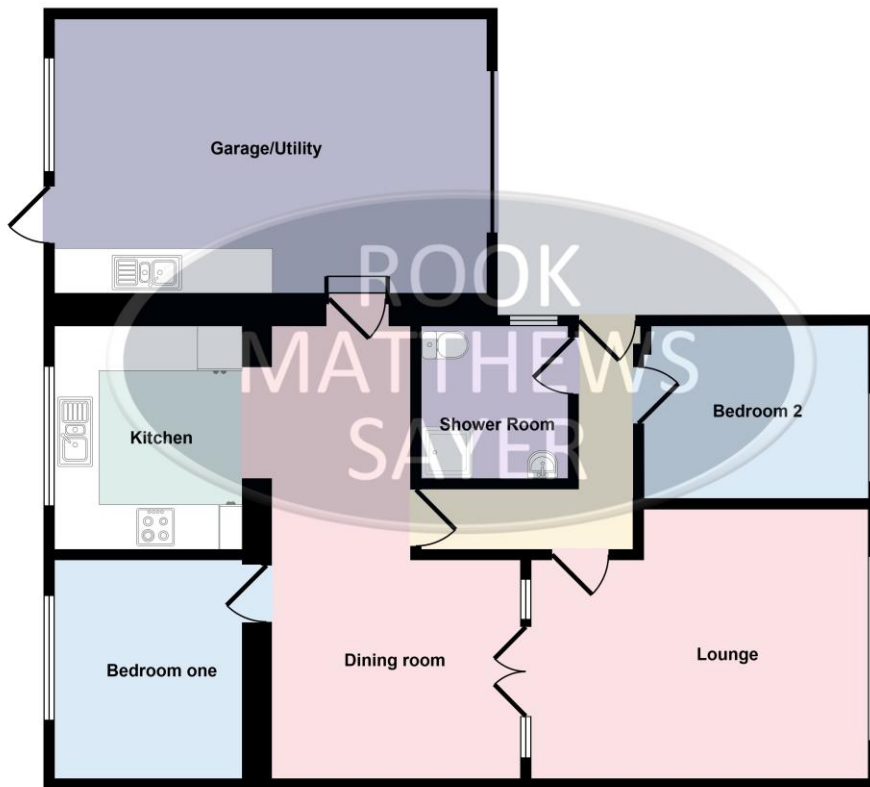
Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	33 F	
1-20	G		

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Approx Gross Internal Area  
90 sq m / 967 sq ft



Floorplan

VERSION 1

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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