



## Melrose Terrace Bedlington

- Mid Terraced House
- Two Bedroom
- Huge garage with plentiful parking
- Ideal First Time Buy
- EPC: D Council Tax: A Freehold

**Offers In The Region Of £120,000**



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# Melrose Terrace

Bedlington, NE22 5UR

## Entrance

Via composite door.

## Entrance Hallway

Stairs to first floor landing, laminate flooring, single radiator.

## Bathroom 7.94ft x 6.10ft (2.42m x 1.85m)

Three piece white suite comprising of; panelled bath with electric shower over, pedestal wash hand basin, low level wc, double glazed window to the rear and side, double radiator, part tiled walls, tiled flooring, airing cupboard with radiator.

## Lounge 16.96ft x 13.99ft into recess (5.16m x 4.26m)

Double glazed window to the front, double radiator, television point, laminate floor, electric wall mounted feature fire.

## Kitchen 17.04ft x 6.90ft (5.19m x 2.10m)

Skylight, fitted with a range of wall, floor and drawer units with co-ordinating roll edge work surfaces, stainless steel sink unit with mixer tap, tiled splash backs, built in electric fan assisted oven, electric hob with extractor fan above, space for fridge/freezer, plumbed for washing machine, tiling to floor, spotlights, double glazed French doors to the rear.

## First Floor Landing

Double glazed window to the rear, single radiator.

## Bedroom One 17.20ft x 9.30ft (5.24m x 2.83m)

Double glazed window to the front, double radiator.

## Bedroom Two 10.85ft x 7.32ft (3.30m x 2.23m)

Double glazed window to the rear, single radiator, laminate flooring.

## External

Low maintenance garden to the front, walled surrounds.

Small rear garden, low maintenance, decking. Rear garden over the lane, laid to lawn.

## Garage

Over the rear lane, double length single detached garage.

## PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains

Broadband: fibre

Mobile Signal Coverage Blackspot: No

Parking: garage, driveway and 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.

Cladding to rear of property.

## 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

BD007609JY/SO24.01.25.V.1

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	62 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.

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