



## Netherton Lane Bedlington

- Semi Detached House
- Three Double Bedrooms
- Sought After Location
- Unique and charming property
- EPC: D/ Council Tax:C/ Freehold

**Offers In The Region Of £225,000**



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# Netherton Lane

Bedlington, NE22 6DR

## Entrance 3.91ft x 3.20ft (1.19m x 0.97m)

Via UPVC entrance door, double glazed window to side, laminate flooring.

## Entrance Hallway

Door to lounge.

## Lounge 17.28ft into bay 15.44ft (5.26m x 4.70m)

Double glazed bay window to front, double radiator, fire surround with inset and hearth, electric fire, coving to ceiling, ceiling rose, stairs to first floor, laminate flooring, door to:

## Kitchen/ Dining Room 23.93ft x 11.63ft (7.29m x 3.54m)

Double glazed window the rear, double radiator, fitted with a range of wall, floor and drawer units with co-ordinating roll edge work surfaces, co-ordinating sink unit and drainer with mixer tap, tiled splash backs, built in electric fan assisted double oven, electric hob with extractor fan above, integrated fridge and microwave, laminate flooring, coving to ceiling, double glazed patio doors to the rear, storage cupboard.

## Utility Room 8.41ft x 8.01ft (2.56m x 2.44m)

Double glazed window to the side, fitted with wall and base units, work surface, stainless steel sink unit with dual taps, space for fridge/freezer, plumbed and space for washing machine and dishwasher, laminate flooring, storage cupboard housing boiler, door to the rear.

## Downstairs Wc 3.23ft x 4.35ft (0.98m x 1.32m)

Low level wc, laminate flooring.

## First Floor Landing

Two storage cupboards, single radiator.

## Bedroom One 11.79ft x 11.68ft (3.59m x 3.56m)

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

## En-Suite 7.50ft x 5.82ft (2.28m x 1.77m)

Double glazed window to the rear, low level wc, pedestal wash hand basin, single radiator, door to:

## Walk in wardrobe 5.31ft x 7.50ft (1.61m x 2.28m)

## Bedroom Two 15.51ft x 8.00ft (4.72m x 2.43m)

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

## Bedroom Three 15.33ft x 7.45ft (4.67m x 2.27)

Double glazed window to the front, single radiator, coving to ceiling, loft access.

## Bathroom 11.94ft x 7.37ft (3.63m x 2.24m)

Four piece suite comprising of; corner bath, pedestal wash hand basin, double shoe cubicle (mains shower), low level wc, double glazed window to the side, single radiator, part tiling to walls.

## External

Low maintenance garden to the front, shrubs, walled surrounds, driveway leading to garage.

Rear garden laid mainly to lawn, patio area, bushes and shrubs, garden shed, beautiful views of countryside.

## Garage 16.10ft x 7.61ft (4.90m x 2.31m)

Single attached garage with up and over door, power and lighting.

## 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

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: C

## EPC RATING: D

BD008238J/SO23/1/25/v.2

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		



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