



Ashtree Drive Bedlington, NE22 7LS

Nicely tucked away at the top of the cul-de-sac this four bedroom semi-detached family home is ready to view now. To be sold with no onward chain the property has been tastefully and recently updated by the current owner to include some new carpeting, paintwork and some light fittings. Comprising briefly; entrance hallway, spacious lounge, a good size fitted kitchen and dining room with sliding door access to the south westerly facing rear garden, a utility room with access to the garage, stairs to the first floor landing, four good size bedrooms with en-suite to bedroom one and a family bathroom. Externally there is an enclosed garden to the rear with nicely matured bushes and shrubs a lawned area and patio area and to the front there is an open access garden with driveway leading to the single attached garage. Viewings are strongly advised to avoid disappointment.

Offers In The Region Of £210,000

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Entrance

UPVC entrance door.

Hallway

Tiled Flooring.

Downstairs Wc

Low level wc, wash hand basin, tiled flooring, double glazed window, part tiling to walls, heated towel rail.

Lounge 14'11ft max x 15'06ft (4.26m x 4.57m)

Double glazed window to front, double radiator, fire surround, electric fire, television point, coving to ceiling.

Kitchen/ Dining Room 9'02ft max x 24'06ft (2.74m x 7.31m)

Double glazed window to rear, radiator, fitted with a range of wall, floor and drawer units with co-ordinating roll edge work surfaces, co-ordinating Belfast sink unit and drainer with mixer tap, space for range oven, plumbed for dishwasher, tiling to floor, sliding patio doors.

Utility Room 8'05ft x 4'00ft (2.43m x 1.21m)

Plumbed for washing machine, single radiator, tiled flooring.

First Floor Landing

Loft access, built in storage cupboard, housing combi boiler.

Loft

Partially boarded, insulated, pull down ladders, lighting.

Bedroom One 8'06ft x 22'09ft (2.43m x 6.70m)

French balcony doors, double radiator, laminate flooring, loft access, spotlights.

En-Suite 5'06ft x 8'05ft (1.52m x 2.43m)

Double glazed window to front, low level wc, wash hand basin, cladding to walls, extractor fan, double shower cubicle (mains shower), tiling to floor.

Bedroom Two 8'10ft x 11'11ft (2.43m x 3.35m)

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

Bedroom Three 8'10ft max x 10'06ft max (2.42m x 3.04m)

Double glazed window to rear, double radiator, fitted wardrobes.

Bedroom Four 8'09ft x 5'11ft (2.3m x 1.52m)

Double glazed window to front, single radiator, built in cupboard, laminate floor.

Bathroom 7'01ft x 6'00ft (2.13m x 1.82m)

Three piece white suite comprising of; panelled bath with mixer shower over, wash hand basin, low level wc, double glazed window, heated towel rail, part tiling to walls, vinyl flooring, extractor fan.

External

Front garden laid mainly to lawn, bushes and shrubs, driveway leading to garage, side access. South west facing rear garden, laid mainly to lawn, patio area, bushes and shrubs.

Garage 17'07ft x 8'08ft (5.18m x 2.43m)

Attached single garage, up and over door, power and lighting, side door access, water tap.



PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Mains Gas
Broadband: None
Mobile Signal Coverage Blackspot: No
Parking: Driveway and 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.

RESTRICTIONS AND RIGHTS

Restrictions on property? Yes, running a business & Parking Boats, Caravans or Mobile Homes on Site

ACCESSIBILITY

Suitable for wheelchair users, level access and ramped access.

TENURE

Freehold– It is understood that this property is will be 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: C

BD008220CM/SO04.02.1015.V.3

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		





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