



Balmoral Close Bedlington

This two bedroom mid-terrace home would make a great starter home or rental property and has no chain - it sits within the Bower Grange estate at Bedlington Station which is a well-established estate close to main road links, transport, local schools and amenities. The upcoming rail link from the nearby rail station is due to be completed by the end of 2025 and will give fabulous links to Newcastle and the surrounding area.

The property briefly comprises: entrance porch, good sized lounge/diner with useful understairs cupboard and stairs to the first floor, door to kitchen and access to the rear garden via kitchen. To the first floor there are two double bedrooms and a family bathroom.

The front of the property overlooks a grassed area and parking is plentiful on the road outside and the open plan front garden is low maintenance as it is mainly laid to shingle at present. The rear garden provides a low maintenance paved area with access to the rear walkway via a gated entrance.

Call our Bedlington branch today to book your viewing.

£95,000



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Balmoral Close

Bedlington, NE22 5YD

Entrance Porch

UPVC entrance door, storage (electric meter).

Lounge 19.63ft x 11.81ft (5.98m x 3.59m)

Double glazed window to front, double radiator, single radiator, built in under stairs storage cupboard, stairs to first floor.

Kitchen/ Dining Room 11.69ft x 7.79ft (3.56m x 2.37m)

Double glazed window to rear, double radiator, 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, laminate flooring, double glazed door to rear.

First Floor Landing

Loft access.

Bedroom One 11.88ft x 9.48ft (3.62m x 2.88m)

Double glazed window to front, single radiator.

Bedroom Two 11.75ft x 10.18ft max (3.58m x 3.10m)

Double glazed window to rear, single radiator, built in cupboard housing boiler.

Bathroom 7.52ft x 5.57ft (2.29m x 1.69m)

Three piece white suite comprising; panelled bath, pedestal wash hand basin, low level wc, single radiator, part tiling to walls, laminate flooring, extractor fan.

External

Low maintenance garden to front. To the rear low maintenance patio area.



PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains Gas

Broadband: Cable

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 on completion – 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

BD008288JY/SO20.02.25.V.1

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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