

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







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

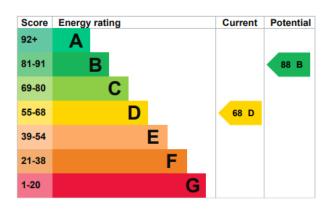
The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

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

BD008288JY/SO20.02.25.V.1









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 whateve in relation to this property.

Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

16 Branches across the North-East

