



## Balmoral Close Bedlington

With no chain, this two bedroom mid-terrace home is situated in the popular Bower Grange estate at Bedlington Station close to main road links, transport, local schools and amenities. The added benefit of the much awaited rail link from the nearby Bedlington Station railway line is a great bonus for those wishing to commute locally or just for great days out!

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 with plenty of on street parking outside and the neatly hedged front garden is low maintenance. The rear garden provides handy outside space and access to the rear walkway via a gated entrance.

Call our Bedlington branch today to book your viewing.



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# Balmoral Close

Bedlington, NE22 5YD

**Entrance Porch 4.35ft x 4.59ft** (1.32m x 1.39m)

Via UPVC entrance door, double glazed windows.

**Lounge 20.50ft x 11.62ft max** (6.24m x 3.54m)

Double glazed window to front, two double radiators, stairs to first floor.

**Kitchen 11.74ft x 7.68ft max** (3.57m x 2.34m)

Double glazed window to rear, fitted with a range if wall, floor and drawer units with co-ordinating roll edge work surfaces, co-ordinating sink unit and drainer with mixer tap, built in electric fan assisted oven, electric hob with extractor fan above, vinyl floor, double glazed door to the rear.

**Bedroom One 11.66ft x 9.45ft** (3.55m x 2.88m)

Double glazed window to rear, single radiator.

**Bedroom Two 10.17ft max x 9.76ft + fitted wardrobes** (3.09m x 2.97m)

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

**Bathroom 7.47ft x 5.44ft** (2.27m x 1.65m)

Three piece white suite comprising of; panelled bath with mains shower over, pedestal wash hand basin, low level wc, vinyl floor.

## External

Low maintenance front garden, bushes. Rear garden, patio area, bushes and shrubs, gate to rear.

## PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains Gas

Broadband: Fibre

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.

## ACCESSIBILITY

Level access.

## 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: C

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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