



## Pioneer Terrace Bedlington

- First Floor Flat
- Two Bedroom
- Ideal Investment
- Leasehold
- EPC:D/ Council Tax:A

**Offers In Excess Of £46,000**



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# Pioneer Terrace

Bedlington, NE22 5PW

## Entrance

UPVC entrance door.

**Lounge 20'01ft max x 14'02ft** (6.10m x 4.32m)

Double glazed window to the rear, double radiator, single radiator, television point, storage cupboard.

## Kitchen

Double glazed window, fitted with a range if wall, floor and drawer units with co-ordinating roll edge work surfaces, stainless steel sink unit and drainer with mixer tap, tiled splash backs, built in electric fan assisted oven, gas hob, plumbed for washing machine, vinyl flooring.

## Landing

Loft access, single radiator.

**Bedroom One 12'01ft x 15'00ft** (3.68m x 4.57m)

Double glazed window to front, single radiator.

**Bedroom Two 7'08ft x 11'08ft** (2.33m x 3.56m)

double glazed window to front, single radiator.

**Bathroom 5'11ft 6'00ft** (1.80m x 1.83m)

Three piece white suite comprising of; panelled bath with mains shower over, pedestal wash hand basin, low level wc, double glazed window, double radiator, part tiling to walls, vinyl flooring.

## PRIMARY SERVICES SUPPLY

Electricity: mains

Water: mains

Sewerage: mains

Heating: mains

Broadband: none

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

Leasehold. It is understood that this property is leasehold. Should you decide to proceed with the purchase of this property, the Tenure and associated details and costs must be verified by your Legal Advisor before you expend costs.

Length of Lease: 999 years from 30 November 1987

Ground Rent: No ground rent

Service Charge: No Service Charge

**COUNCIL TAX BAND: A**

**EPC RATING: D**

BD008051CM/29.11.24.V.1



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

**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 whatever in relation to this property.

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