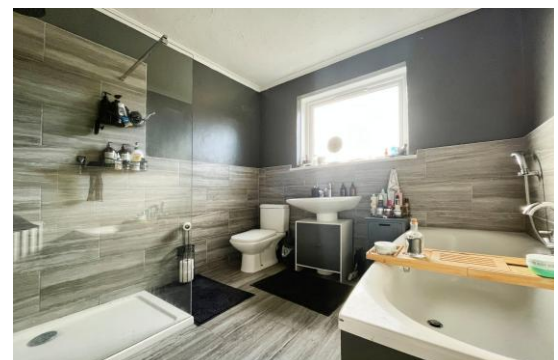




Seaton Avenue Bedlington

Calling all first time buyers and young families, this spacious, three bedroom property is a must view for those looking in the area. Well located for shops, schools and amenities the property is ready to view now. Benefitting from double glazing and combi boiler the accommodation comprises briefly; entrance hallway, lounge, fitted kitchen and open plan dining room, stairs to the first floor landing, three bedrooms and a large family bathroom. Externally there is a good size yard to the rear with off street parking and storage and a low maintenance garden to the front. Early viewings are advised to avoid disappointment.

£115,000



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Seaton Avenue

Bedlington NE225AY

Entrance

UPVC Entrance Door.

Entrance Hallway

Stairs to first floor landing, radiator.

Lounge 12'10 x 17'3 (3.92m Max x 5.25m inc alcove)

Two double glazed windows to front, double radiator, television point, coving to ceiling.

Kitchen/Dining Room 12'2 x 20'9 (3.71m + door recess x 6.33m)

Two double glazed to rear, double radiator, range of 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 double oven, gas hob with extractor fan above, integrated fridge/freezer, plumbed for washing machine, double glazed door to rear.

Bedroom One 11'0x 12'4 (3.36m x 3.75m)

Double glazed window to front, radiator, coving to ceiling, television point.

Bedroom Two 12'3 x 12'6 (3.73m inc alcove x 3.80m)

Double glazed window to rear, radiator, coving to ceiling, television point.

Bedroom Three 8'0 x 8'6 (2.44m x 2.58m)

Double glazed window to front, radiator, coving to ceiling.

Bathroom 8'11 x 8'5 (2.71m x 2.56m)

Four-piece white suite comprising: panelled bath, pedestal wash hand basin, walk in shower cubicle (electric shower), low level wc, double window to rear, double radiator, part tiling to walls, laminate floor.

External

Front Garden Low maintenance garden, walled surround. Outhouse Detached. Yard to rear Private, parking, water tap.

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains

Broadband: fibre

Mobile Signal Coverage Blackspot: no

Parking: off street parking

MINING

The North East region is famous for its rich mining heritage. We have been advised that the property is known to be at risk from mining activities in the locality, therefore please speak with your conveyancer for further information.

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

BD008409SO/27.02.25.V.1

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	74 C	
55-68	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.

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

