



Ridge Terrace Bedlington

Deceptively spacious ground floor flat on sought after Ridge Terrace, Bedlington. Centrally located the property is ideal for first time buyers and investors looking for a potential rental opportunity. With good road and transport links the property comprises briefly; entrance hallway leading to two bedrooms, a spacious lounge, modern breakfasting kitchen and bathroom. To the rear there is a shared yard. Early viewings are advised.



Offers In Excess Of £70,000

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Ridge Terrace

Bedlington, NE22 6EB

Entrance

UPVC entrance door.

Entrance Hallway

Single radiator, storage cupboard.

Lounge 12'08ft x 13'01ft (3.86m x 3.99m)

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

Kitchen 15'00ft max x 6'08ft Irregular Shape (4.57m x 2.03m)

Double glazed window to the rear, double radiator, fitted with a range of wall, floor and drawer units with co-ordinating roll edge work surfaces, stainless steel sink unit and drainer with mixer tap, built in electric fan assisted oven, gas hob with extractor fan above, space for fridge/freezer, plumbed for washing machine, laminate flooring, double glazed door to rear, combi boiler.

Bedroom One 13'02ft into alcove x 14'06ft into bay (4.01m x 4.42m)

Double glazed bay window to front, double radiator, television point, telephone point.

Bedroom Two 9'05ft x 7'01ft (2.87m x 2.16m)

Double glazed window to rear, radiator.

Bathroom 5'09ft x 6'07ft (1.75m x 2.00m)

Three piece white suite comprising of; panelled bath with mixer shower tap over, wash hand basin, low level wc, single radiator, double glazed window to rear.

External

Shared yard to rear.



PRIMARY SERVICES SUPPLY

Electricity: mains

Water: mains

Sewerage: mains

Heating: mains gas

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 on completion. 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

No ground rent or service charge – Tyneside lease.

COUNCIL TAX BAND: A

EPC RATING: C

BD008450CM/SO03.03.2025.V.1

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	77 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.

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