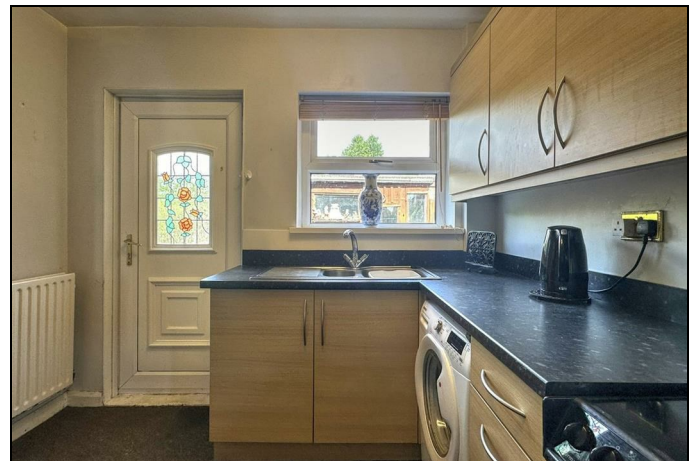


# RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

83 WESTLEA BEDLINGTON NE22 6DY



- Two Bedroom Semi Detached
- Front & Rear Gardens
- Double Glazing & Gas Central Heating
- Council Tax Band: A
- Services: Mains GCH, Electric, Water & Drainage

- No Further Chain
- Lounge Diner
- EPC: D
- Tenure: Freehold

**Price £110,000**

## 83 WESTLEA BEDLINGTON NE22 6DY

An opportunity to purchase this two bedroom, semi detached house situated on Westlea, Bedlington. The property occupies a pleasant position having gardens to both front and rear and an outlook across a communal green to the front.

Available with no upper chain, the property is ready to be updated to individual requirements and is an excellent opportunity for a range of purchasers including first time buyers. The accommodation has gas central heating via a combi boiler, double glazing and briefly comprises:- entrance porch, hallway, lounge diner and kitchen to the ground floor. To the first floor there are two double bedrooms, one with a fitted shower and a bathroom/wc. Externally the property has gardens to front and rear.

Westlea is situated towards the western side of Bedlington, giving convenient access to the A1, Morpeth and Cramlington. Bedlington itself offers a range of schooling, shops and transport links.

### ENTRANCE PORCH

Entrance door to the side with double glazed windows and a door providing access to the entrance hall.



### ENTRANCE HALL

With stairs leading to the first floor, understair cupboard and radiator.

### LOUNGE DINER

11'0" x 23'0" max (3.36 x 7.03 max)

Double glazed bay window to the front, gas fire in decorative surround and open plan to the dining area with a double glazed window to the rear and a radiator.



### ADDITIONAL IMAGE



## 83 WESTLEA BEDLINGTON NE22 6DY

### KITCHEN

9'0" x 10'9" max (2.76 x 3.28 max)

Fitted with wall and base units with roll top work surfaces, sink drainer unit with mixer tap, plumbing for washing machine and electric cooker point. Double glazed windows to rear and side and external door to the rear garden.



### FIRST FLOOR LANDING

### BEDROOM ONE

14'0" x 8'7" + robes (4.28 x 2.63 + robes)

A large double bedroom with a double glazed window to the front, radiator, built in wardrobes and a fitted shower cubicle with electric shower.



## 83 WESTLEA BEDLINGTON NE22 6DY

### ADDITIONAL IMAGE



### BEDROOM TWO

11'3" x 9'10" + robes (3.43 x 3 + robes)

A double bedroom with double glazed window to the rear, radiator and built in wardrobes.



### BATHROOM/WC

An updated bathroom fitted with a wc, pedestal wash hand basin and a panelled bath with shower over. Double glazed window to rear, radiator.



## 83 WESTLEA BEDLINGTON NE22 6DY

### EXTERNALLY

The rear of the property has a good size, enclosed garden with patio and lawned area and outhouses.

The front of the property has a lawned garden and access to the side of the property.



### ADDITIONAL IMAGE



### GENERAL INFORMATION

These particulars are produced in good faith, and are set out as a general guide only, they 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. No apparatus, equipment, fixtures, fittings or services have been tested and it is the buyer's responsibility to seek confirmation as to the working condition of any appliances.

As the agent we have not sought to verify the legal title of the property and verification must be obtained from a solicitor.

Fixtures and fittings that are specifically mentioned in these particulars are included in the sale, all others in the property are specifically excluded.

Photographs are produced for general information and it must not be inferred that any item is included for sale within the property.

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# 83 WESTLEA BEDLINGTON NE22 6DY

## **MATERIAL INFORMATION**

Material information is no substitute for professional advice, and consumers should be aware that the information collected may not accurately reflect the full extent of the property condition which would be covered through a home survey.

Efforts have been made to ascertain as much information as possible with regard to material information but this information is not exhaustive and cannot be fully relied upon, purchasers will need to seek further clarification from their legal advisor.

Electricity Supply - Mains

Water Supply - Mains

Sewerage - Mains

Heating - Mains GCH

Broadband and Mobile - Available - including Ultrafast & Superfast broadband. Mobile signal limited to none with the majority of providers. (Ofcom Broadband & Mobile Checker July 2024).

Flood Risk - Rivers & Sea - Low Risk. Surface Water - Low Risk. Source gov.uk July 2024.

Planning Permission - There is currently one active planning permissions for Westlea. For more information please see - <https://publicaccess.northumberland.gov.uk/online-applications/simpleSearchResults.do?action=firstPage> Checked July 2024.

Coalfield & Mining Areas - The Coal Authority indicate that this property is located on a coalfield. Your legal advisor will be able to advise you of any implications of this.

## **TENURE & COUNCIL TAX BAND**

Freehold - We cannot verify the Tenure of the property as we do not have access to the documentation. Purchasers must ask their legal advisor to confirm the Tenure.

Council Tax Band: A - Source gov.uk July 2024.

## **MORTGAGES**

Why not make an appointment to speak to our Independent Mortgage Adviser?

### **PLEASE NOTE:**

Your home may be repossessed if you do not keep up repayments on your mortgage.

Oracle Financial Planning Limited will Pay Rickard 1936 Ltd a referral fee on completion of any mortgage application.

## **FLOOR PLAN**

This plan is not to scale and is for identification purposes only.

## **GOOGLE MAPS - GENERAL NOTE**


If you are using Google Maps, satellite or Street View please be aware that these may not show any new development in the area of the property.

## **VIEWING ARRANGEMENTS**


BY PRIOR ARRANGEMENT THROUGH OUR MORPETH OFFICE (01670) 513533

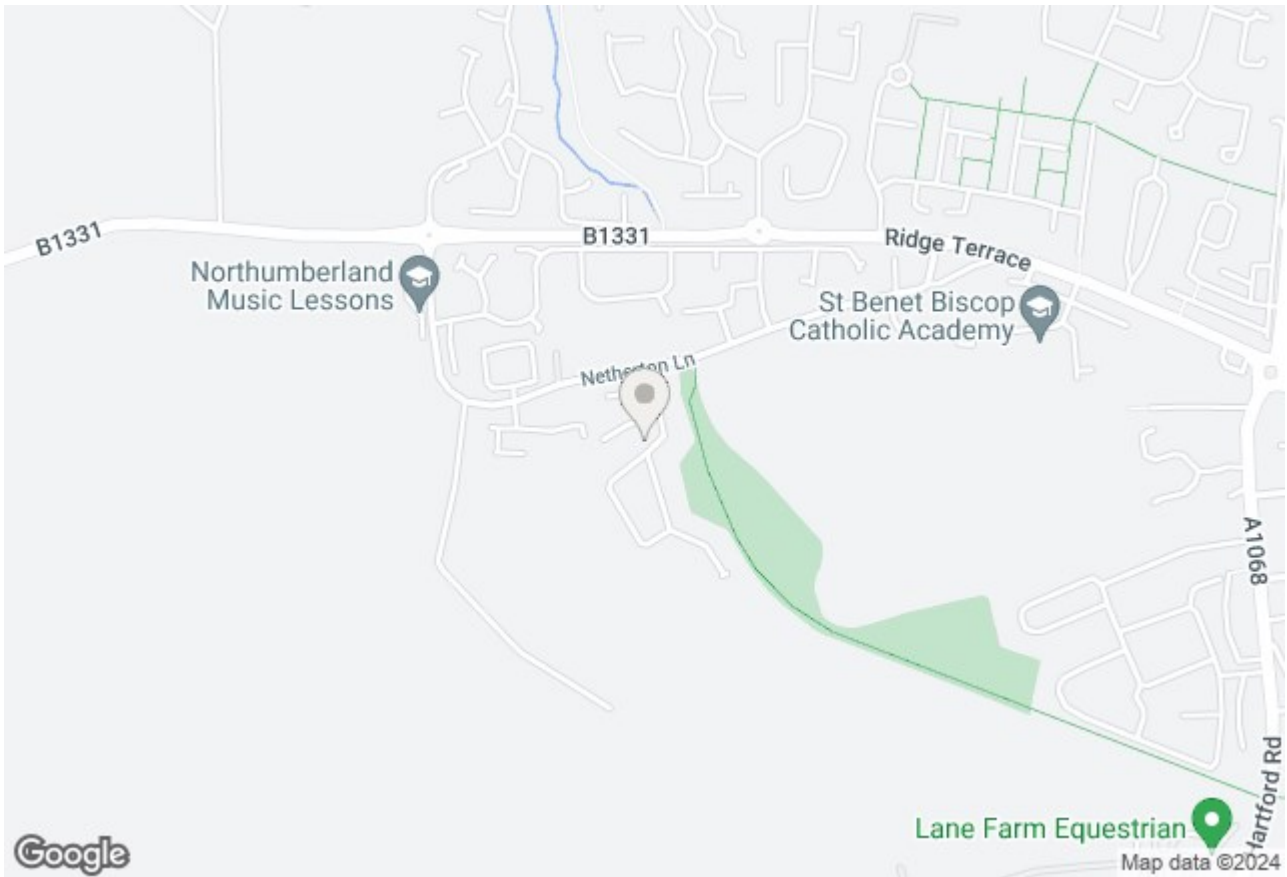
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### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>65</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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