



## Briardale Bedlington

- Mid Terraced House
- Three Bedroom Terrace
- Two Reception Rooms
- In need of refurbishment
- Front Garden & Rear Yard
- EPC:D/Council Tax:A/Freehold

£65,000

01670 531 114  
82 Front St, Bedlington, NE24 1BW

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[www.rookmatthewssayer.co.uk](http://www.rookmatthewssayer.co.uk)  
[bedlington@rmsestateagents.co.uk](mailto:bedlington@rmsestateagents.co.uk)



# Briardale Bedlington

Offered with no onward chain, we welcome to the market this three-bedroom terraced home located close to Bedlington's town centre amenities. Briefly comprising: Entrance porch, spacious lounge, dining room, kitchen, three bedrooms, bathroom, a private yard to the rear, and communal parking. This property should appeal to a wide variety of purchasers, therefore early viewings are essential.

## PORCH

Entered via glazed sliding doors, laminate flooring, radiator, leading to:

**LOUNGE 13'08 + DOOR RECESS X 11'05 INC RECESS (4.17M X 3.48M)**

Feature fire surround, double glazed window to front, radiator, TV point, coving, door to front.

**DINING ROOM 14'02 x 11'05 (4.32M X 3.48M)**

Double glazed window to rear, double radiator, vinyl flooring.

**KITCHEN 7'00 X 10'03 (2.13M X 3.12M)**

Fitted with a range of wall, base and drawer units with complimenting roll top work surfaces, stainless steel sink & drainer with mixer tap, built in electric oven, gas hob with extractor over, plumbed for washing machine and dishwasher, space for fridge freezer, splash back tiling, storage cupboard, vinyl flooring, double glazed window to rear.

## FIRST FLOOR LANDING

Storage cupboard, loft access above, doors to:

**BEDROOM ONE 10'07 X 13'08 MAX (3.22M X 4.17M)**

Double glazed window to rear, double radiator, coving.

**BEDROOM TWO 10'07 X 10'09 (3.22M X 3.28M)**

Double glazed window to front, single radiator.

**BEDROOM THREE 6'11 X 7'04 (2.11M X 2.24M)**

Double glazed window to front, single radiator.

## BATHROOM

White three-piece suite comprising low level w.c., pedestal sink and panelled bath with electric shower over, double glazed window, radiator, vinyl flooring.

## EXTERNAL

The property has an open aspect to the front, and a private, block paved yard to the rear with outhouse.

## PRIMARY SERVICES SUPPLY

Electricity: Disconnected

Water: Disconnected

Sewerage: mains

Heating: mains

Parking: on street parking

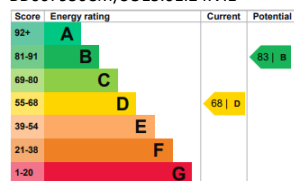
## TENURE

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: D

BD007956CM/SO15.01.24.V.1



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