



Barrington Park

East Sleekburn, Bedlington

- Semi Detached Home
- Three bedrooms
- Multi-car driveway and garage
- Good Road Links
- EPC: C/ Council Tax:C/Freehold

Auction Guide: £145,000+



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ROOK
MATTHEWS
SAYER

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Barrington Park

East Sleekburn, Bedlington

Entrance

UPVC entrance door.

Entrance Hallway

stairs to first floor landing.

Downstairs Wc

Low level wc, wash hand basin, double glazed window.

Lounge 14'00 x 15'10 (4.27m x 4.83m)

Double glazed window to front, laminate flooring, television point.

Dining Room 10'05 x 7'08 (3.18m x 2.33m)

Double glazed patio doors to the rear, laminate flooring.

Kitchen 9'09 x 8'05 (2.97m x 2.57m)

Double glazed window to rear, radiator, fitted with a range of wall, floor and drawer units with co-ordinating work top surfaces, stainless steel sink unit and drainer with dual taps, tiled splash backs, built in electric fan assisted oven, gas 5 ring hob with extractor fan above, plumbed for washing machine, vinyl flooring, double glazed door to side, under stairs cupboard.

First Floor Landing

Double glazed window, cupboard housing tank.

Bedroom One 9'05 x 12'05 (2.87m x 3.78m)

Double glazed bay window to front, radiator, fitted wardrobes.

Bedroom Two 9'06 x 11'06 (2.90m x 3.51m)

Double glazed window to rear, radiator, television point.

Bedroom Three 7'03 x 7'09 (2.21m x 2.36m)

Double glazed window to front, single radiator, laminate flooring.

Bathroom/Wc

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

External

Double Driveway to front leading to garage. Low maintenance garden to rear, garden shed.

Garage

Single attached garage, loft space, roller door, power and lighting.

PRIMARY SERVICES SUPPLY

Electricity: mains

Water: mains

Sewerage: mains

Heating: mains

Broadband: fibre

Mobile Signal Coverage Blackspot: no

Parking: garage and driveway providing off street parking.

MINING

The property is not known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and confirmation should be sought from a conveyancer as to its effect on the property, if any.

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: C

EPC RATING: C

BD007875CM.SO.08.02.24.V.1



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 88 B |
| 69-80 | C | 72 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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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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