



## Birtley Crescent Bedlington

- Semi Detached
- Three Bedroom
- En-Suite
- Kitchen/Diner
- EPC:B/ Council Tax:C/ Leasehold: 999 years from 1 January 2015

**Offers In The Region Of £160,000**



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# Birtley Crescent

## Bedlington

### Entrance Hallway

Double glazed do to front elevation, wall mounted radiator.

### Downstairs W/C

Double glazed window, Fitted with a low level W/C, wall mounted corner wash hand basin, wall mounted radiator.

### Lounge 14' 10ft x 11' 11ft (4.53m x 3.63m)

Double glazed window to front elevation, wall mounted radiator, TV point.

### Kitchen Diner 15' 2ft x 8' 9ft (4.62m x 2.66m)

#### Kitchen Area

Double glazed window to rear elevation, Fitted with a range of wall, drawer and base units with coordinating work surfaces and up stand, integrated four burner hob with extractor hood over and under counter oven, one and a half bowl sink and drainer, space for fridge freezer and plumbed for washer and dishwasher.

#### Dining Area

Double glazed french door to rear garden and wall mounted radiator.

Stairs To First Floor Landing

Access to loft.

### Bedroom One 11' 9ft x 9' 7ft (3.58m x 2.91m)

Double glazed windows to front elevation and wall mounted radiator.

### En-suite 6' 6ft x 5' 3ft (1.97m x 1.60m)

Double glazed frosted window, fitted with a shower cubical with mains fed shower, pedestal wash hand basin, low level W/C, part tiled walls and inset spotlights, wall mounted radiator.

### Bedroom Two 9' 2ft x 7' 5ft (2.80m x 2.26m)

Double glazed window to rear elevation, wall mounted radiator.

### Bedroom Three 7' 5ft x 6' 6ft (2.27m x 1.98m)

Double glazed window to rear elevation, wall mounted radiator.

### Family Bathroom 5' 11ft x 6' 0ft (1.81m x 1.83m)

Double glazed frosted window, modern fitted three piece bathroom suite consisting of; low level W/C, pedestal wash hand basin, panel bath, part tiled walls, wall mounted radiator and inset spotlights.

### Rear Garden

Enclosed rear garden with fenced boundaries, laid with lawn and deck area, gates access to the side.

### PRIMARY SERVICES SUPPLY

Electricity: mains

Water: mains

Sewerage: mains

Heating: mains

Broadband: fibre

Mobile Signal Coverage Blackspot: no

Parking: Allocated parking space

### 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

Leasehold. 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 from 1 January 2015

Ground Rent: £150 per annum.

Service Charge: None

Vendor has confirmed foam spray insulation in roof space

COUNCIL TAX BAND: C

EPC RATING: B

BD008055JY/SO1.5.24.V.1



Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	82 B	
69-80	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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