



Netherton Lane Bedlington

- Semi Detached House
- Downstairs Wc
- No Onward Chain
- Lounge/Dining Room
- EPC: C/ Council Tax:A/ Freehold

Offers In Excess Of £100,000



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Netherton Lane

Bedlington

Entrance

UPVC entrance door.

Entrance Hallway

Stairs to first floor landing, storage cupboard.

Downstairs Wc

Low level wc, pedestal wash hand basin, tiling to floor.

Lounge 12.86ft x 10.27ft (3.91m x 3.13m)

Double glazed window to front, single radiator, gas fire with surround, television point. Arch to:

Dining Room 11.73ft x 9.38ft (3.57m x 2.85m)

Double glazed window to rear, single radiator.

Kitchen 11.39ft x 6.92ft (3.47m x 2.10m)

Double glazed window to rear, single radiator, fitted with a range of wall, floor and drawer units with co-ordinating roll edge work surfaces, stainless steel sink unit with mixer tap, tiled splash backs, built in fan assisted oven, electric hob, space for fridge, laminate flooring, breakfast bar, door to outhouse/utility.

Utility Room 7.07ft x 6.92 (2.15m x 2.10m)

Fitted with work surface, space for fridge/freezer, plumbed for washing machine and dishwasher, tiled flooring, electric wall mounted radiator.

First floor landing

Double glazed window to side, loft access.

Bedroom One 12.43ft max x 12.18ft into door recess (3.78m x 3.71m)

Double glazed window to front.

Bedroom Two 9.30ft x 12.10ft into recess (2.83m x 3.68m)

Double glazed window to rear, single radiator, built in cupboard housing boiler.

Bedroom Three 8.48ft x 8.01 max (2.58m x 2.44m)

Double glazed window to front and side, single radiator, built in cupboard.

Bathroom 8.11ft x 5.73ft (2.47m x 1.74m)

Three-piece white suite comprising of pedestal wash hand basin, low level wc, walk in double shower (mains shower), double glazed window to rear and side, single radiator, laminate flooring, part cladding to shower.

External

Front Garden laid mainly to lawn, bushes and shrubs, walled surrounds. Rear garden bushes and shrubs, laid to lawn, garden shed, greenhouse.



PRIMARY SERVICES SUPPLY

Electricity: mains

Water: mains

Sewerage: mains

Heating: mains

Broadband: none

Mobile Signal Coverage Blackspot: no

Parking: on street parking

MINING

The property is 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.

ACCESSIBILITY

This property has accessibility adaptations:

- Accessible handrail to steps leading to front door.

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: C

BD008088JY/SO25.5.24.V.1

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		73 C	86 B

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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