



Terrier Close Bedlington

- Semi Detached
- Two Spacious Bedrooms
- Ideal First Time Buy
- Garage & Gardens
- EPC:C/ Council Tax:A / Freehold

Offers In The Region Of £105,000



01670 531 114
82 Front St, Bedlington, NE22 5UA

ROOK
MATTHEWS
SAYER

www.rookmatthewssayer.co.uk
bedlington@rmsestateagents.co.uk

Terrier Close

Bedlington

Entrance

UPVC entrance door.

Entrance Hallway

Stairs to first floor landing, single radiator, laminate flooring.

Lounge 11.40ft into recess x 15.34ft max into recess (3.47m x 4.67m)

Double glazed window to front, double radiator, fire surround with inset and hearth, gas fire, built in storage cupboard, television point.

Dining Room 14.74ft x 11.17ft into recess (4.48m x 3.40m)

Double glazed window to rear, double glazed sliding patio doors to the rear, double radiator, cupboard.

Kitchen 15.12ft x 7.90ft (4.60m x 2.40m)

Double glazed window to the rear, double radiator, fitted with a range of wall, floor and drawer units with co-ordinating roll edge work surfaces, stainless steel sink unit and drainer with mixer tap, double splash backs, range cooker, extractor fan, integrated fridge/freezer, breakfast bar, double glazed door to the rear.

First Floor Landing

Double glazed window to side, loft access, built in storage cupboard housing boiler.

Bedroom One 11.71ft + wardrobes x 9.29ft into recess (3.56m x 2.83m)

Double glazed window to front, double radiator, fitted wardrobes and drawers.

Bedroom Two 11.27ft + wardrobes x 8.25ft (3.43m x 2.51m)

Double glazed window to rear, single radiator, fitted wardrobes.

Bathroom 6.25ft x 5.58ft (1.90m x 1.70m)

Three piece white suite comprising of; panelled bath with electric shower over, pedestal wash hand basin, low level wc, spotlights, double glazed window to rear, heated towel rail, tiled walls, tiled flooring.

External

Front Garden laid mainly to lawn, multi car driveway leading to garage. Rear garden laid to lawn with patio area.

Garage

Single attached garage with roller shutter door, power and lighting, space for tumble dryer, plumbed for washing machine.

PRIMARY SERVICES SUPPLY

Electricity: mains

Water: mains

Sewerage: mains

Heating: mains

Broadband: fibre (cabinet)

Mobile Signal Coverage Blackspot: no

Parking: garage and driveway

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.

MATERIAL / CONSTRUCTION ABNORMALITIES

We have been informed that this is non-standard construction (steel framed).

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

BD008107JY/SO29.5.24.V.1

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	70 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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