



The Willows

Bedlington

- Detached House
- Utility Room
- Four Bedroom- En-Suite To Master
- Garage & Gardens
- EPC:C/ Council Tax:D/ Freehold

£230,000



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Entrance

Composite door.

Entrance Hallway

Stairs to first floor landing, laminate flooring, double glazed window to side, single radiator.

Downstairs Wc

Low level wc, pedestal wash hand basin, laminate flooring, double glazed window to side, single radiator.

Lounge/Diner 17.86ft x 13.08ft (5.44m x 3.98m)

Double glazed window to rear, radiator, electric fire, double doors to rear garden.

Kitchen 13.28ft x 10.42ft (4.04m x 3.17m)

Double glazed window to front, 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, built in electric fan assisted oven, gas hob with extractor fan above, space for fridge/freezer, plumbed for dishwasher, laminate flooring, spotlights, door to:

Utility Room 10.42ft x 5.21ft (3.17m x 1.58m)

Door to garden, fitted with wall and base units/work surface, stainless steel sink unit and mixer tap, plumbed for washing machine, space for dryer, single radiator, laminate flooring.

First Floor Landing

Double glazed window to side.

Bedroom One 13.69ft into recess + wardrobes x 10.70ft (4.17m x 3.26m)

Double glazed window to front, single radiator, built in double wardrobes, television point.

En-Suite

Double glazed window to side, low level wc, pedestal wash hand basin, single radiator, extractor fan, double shower cubicle, part tiling to walls, spotlights, laminate flooring.

Bedroom Two 10.04ft x 9.70ft (3.06m x 2.95m)

Double glazed window to rear, single radiator.

Bedroom Three 7.46ft x 9.68ft (2.27m x 2.95m)

Double glazed window to rear, single radiator.

Bedroom Four 10.34ft x 6.80ft (3.15m x 2.07m)

Double glazed window to front, single radiator.

Bathroom 6.82ft x 5.59ft (2.07m x 1.70m)

Three piece white suite comprising of; panelled bath, pedestal wash hand basin, low level wc, spotlights, double glazed window to side, single radiator, part tiling to walls, laminate flooring, extractor fan.

External

Low maintenance front garden, bushes and shrubs, driveway leading to garage providing off street parking for two cars.

Rear garden laid mainly to lawn, decking area, bushes and shrubs, power socket.

Garage

Large single garage with up and over 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

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.

ACCESSIBILITY

This property has accessibility adaptations: flat access off driveway/footpath

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: D

EPC RATING: C

BD008106JY/SO29.05.24.V.1

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	75 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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