



Knox Close Bedlington

- Semi Detached Bungalow
- Built As A Two Bedroom And Remodelled
- Converted Loft Space Used As Two Bedroom
- No Upper Chain
- EPC: E/ Council Tax: B/ Freehold

Offers In Excess Of £160,000



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

ROOK
MATTHEWS
SAYER

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

Knox Close

Bedlington

Entrance

Entrance Door.

Lounge 14'09ft into bay x 14'03 into alcove (4.50m x 4.34m)

Double glazed window to front, double radiator, electric fire, television point.

Dining Room 13'02ft x 10'09ft (4.01m x 3.28m)

Double glazed patio doors to the rear, double radiator.

Kitchen 13'00ft x 12'03ft (3.96m x 3.73m)

Double glazed window to the rear and side, single 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, tiled splash backs, built in electric double oven, electric hob with extractor fan above, plumbed for washing machine, tiling to floor, spotlights, cladding to ceiling, double glazed door to the side.

Bedroom One 7'11ft to wardrobes x 12'04ft max (2.41m x 3.76m)

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

Bathroom 5'00ft x 9'01ft (1.52m x 2.77m)

White suite comprising of shower cubicle (mains shower), wash hand basin (set in vanity unit), low level wc, double glazed window to rear, heated towel rail, tiling to walls, tiled flooring, cladding to ceiling, extractor fan , built in storage cupboard.

Loft 9'01ft x 11'05ft (2.77m x 3.48m)

Landing space , storage into eaves, double glazed radiator, double radiator, double glazed rear facing window,.

Loft Space 2 8'11ft x 12'05 (2.72m x 3.78m)

Double glazed rear facing window, double radiator.

External

Front Garden laid mainly to lawn, bushes and shrubs, driveway leading to garage. Rear garden laid mainly to lawn, patio area, bushes and shrubs, water tap, garden shed, greenhouse.

Garage

Attached single garage, up and over door, power and lighting, space for fridge, double glazed window, double glazed door to the rear garden.



PRIMARY SERVICES SUPPLY

Electricity: mains

Water: mains

Sewerage: mains

Heating: mains

Broadband: none

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.

'The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved.'

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: B

EPC RATING: E

BD008065CM/SO10.7.24.V.1

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D		
39-54	E	46 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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