



Stirling Drive Bedlington

- Semi Detached House
- Kitchen/Diner
- Three Bedroom/ En-Suite To Master
- West Facing Rear Garden
- EPC:C/ Council Tax:A/ Freehold

£170,000



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

ROOK
MATTHEWS
SAYER

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

Stirling Drive

Bedlington, NE22 5YF

Entrance

UPVC entrance door.

Entrance Hallway

Laminate flooring, storage cupboard.

Lounge 12.20ft x 19.04ft into bay & recess (3.71m x 5.80m)

Double glazed window to front, single radiator, television point, laminate flooring.

Kitchen/Dining Room 22.52ft x 12.09ft (6.86m x 3.68m)

Double glazed window to rear, double radiator, fitted with a range of wall, floor and drawer units with co-ordinating roll edge work surface, stainless steel sink unit with mixer tap, space for fridge/freezer, laminate flooring, spotlights, double glazed French doors to rear, door to garage.

First Floor Landing

Double glazed window to rear, built in storage cupboard.

Bedroom One 11.95ft x 12.51ft (into recess) (3.64m x 3.81m)

Double glazed window to front, single radiator.

En-Suite 5.79ft x 4.74ft (1.76m x 1.44m)

Low level wc, pedestal wash hand basin, extractor fan, shower cubicle (mains shower), heated towel rail, spotlights, laminate flooring.

Bedroom Two 10.82ft into recess x 9.91ft (3.29m x 3.02m)

Double glazed window to front, double radiator.

Bedroom Three 12.22ft x 7.25ft (3.72m x 2.20m)

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

Bathroom 9.12ft x 6.04ft (2.77m x 1.84m)

Four-piece white suite comprising of; panelled bath, pedestal wash hand basin, shower cubicle, double glazed window to rear, heated towel rail, laminate flooring.

External

To the front driveway providing off street parking. Private west facing rear garden, astroturf, patio area, bushes and shrubs, water tap.

PRIMARY SERVICES SUPPLY

Electricity: mains

Water: mains

Sewerage: mains

Heating: mains

Broadband: fibre

Mobile Signal Coverage Blackspot: no

Parking: garage, driveway and 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

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

BD008133CM/SO.9.7.24.V.1



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	72 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.

16 Branches across the North-East



The Property Ombudsman