



Pioneer Terrace Bedlington

- First Floor Flat
- Three Bedrooms
- Close To Amenities
- Garage And Driveway Across Lane
- Chain Free
- EPC: C/Council Tax:A/Leasehold

£52,000

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

ROOK
MATTHEWS
SAYER

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

Pioneer Terrace

Bedlington

Spacious upper floor flat on Pioneer Terrace In Bedlington, this property would make a lovely starter home or first time buy for those looking in the area. Close to local shops and transport links and proposed train line, the accommodation briefly comprises of; entrance hallway with stairs to first floor landing, two bedrooms, lounge, storage room/home office, kitchen and bathroom. The property benefits from double glazing and gas central heating. Well-presented shared rear yard and garage and garden across the lane. Early viewings advised.

Entrance

Upvc entrance door

Entrance Hallway

Stairs to first floor landing, single radiator, loft access.

Lounge 13'08 Into alcove x 14'01 (4.17m into alcove x 4.29m)

Double glazed window to the front, double radiator, television point.

Kitchen 10'04 x 7'01 (3.15m x 2.16m)

Double glazed window to the rear, range of wall, floor and drawer units with co-ordinating roll edge work surfaces, co-ordinating sink unit and drainer with mixer tap, built in electric fan assisted oven, electric hob with extractor fan above, space for fridge, combi boiler.

Bedroom One 12'07 into alcove x 15'08 (3.84 into alcove x 4.78m)

Double glazed window to the front, single radiator.

Bedroom Two 12'05 x 7'02 (3.78m x 2.18m)

Double glazed window to the front, single radiator.

Bedroom Three 9'06 max x 6'05 (2.90m max x 1.96m)

Double glazed window to the rear, single radiator.

Bathroom 5'06 x 7'01 (1.68m x 2.16m)

Three-piece suite in white comprising, panelled bath with shower over, pedestal wash hand basin, low level wc, single radiator, double glazed window.

Externally

Shared rear yard.

Garage and garden over the lane.

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS

Broadband: ADSL

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.

Leasehold. It is understood that this property is leasehold. Should you decide to proceed with the purchase of this property, the Tenure and associated details and costs must be verified by your Legal Advisor before you expend costs

Leasehold-999 years from 15th Nov 1991 £0 ground rent charge.

COUNCIL TAX BAND: A

EPC RATING: C

BD007142CM/WE 26/07/2024 V.2



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	77 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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