



5 Cedar Close Bedlington

- Semi Detached House
- Two Bedrooms
- Lounge And Dining Room
- Front And Rear Gardens
- Garage And Driveway
- EPC:C/Council Tax B/Leasehold

£ 145,000

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Cedar Close

Bedlington NE22 7LW

Immaculately presented through out this lovely two bedroom semi detached property is ready to view now. Close to the town centre the property is nicely located on popular Cedar Close, Beaufront Park, Bedlington. An ideal first time buy or a lovely property for those downsizing viewings are encouraged early to avoid disappointment. Comprising briefly; entrance porch, lounge with open plan dining room, fitted kitchen, stairs to the first floor landing, two good size bedrooms with fitted wardrobes and a modern shower room. Externally the property has beautiful gardens to the front and rear and a single attached garage and driveway for off street parking. With double glazing and gas central heating and neutral decoration throughout, this property wont be on the market for long!

Entrance Porch

Upvc entrance door, single radiator.

Lounge 14'5 max x 12'01 (4.39m max x 3.68m)

Two double glazed windows to the front, double radiator, television point, coving to ceiling, dado rail.

Dining Room 9'10 x 8'03 (2.99m x 2.52m)

Double glazed window to the rear, single radiator, dado rail, coving to ceiling, double glazed door to the rear.

Kitchen 5'11 x 9'09 (1.80m x 2.97m)

Double glazed window to the rear, single radiator, 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, space for cooker, extractor fan, space for fridge freezer, plumbed for washing machine, vinyl flooring.

First Floor Landing

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

Bedroom One 10'04 x 11'03 (3.15m x 3.43m)

Two double glazed windows to the front, single radiator, fitted wardrobes.

Bedroom Two 8'05 including door recess x 9'06 To Wardrobes (2.57m x 2.90)

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

Bathroom 5'07 x 4'07 + shower cubicle (1.70m x 1.40m)

White suite comprising, shower cubicle with mains shower, wash hand basin and low level wc set in vanity unit, heated towel rail, tiling to walls, double glazed window, vinyl flooring.

Front Garden

Laid mainly to lawn, block paved driveway leading to garage.

Rear Garden

Laid mainly to lawn, patio area, bushes and shrubs, water tap and garden shed.

Garage 9'00 x 17'06 (2.74m x 5.33m)

Single attached garage, electric door, power and lighting

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS

Broadband: NONE

Mobile Signal Coverage Blackspot: NO

Parking: GARAGE & 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.

TENURE

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. Length of Lease: 999 years from 10/7/1984 Ground Rent: £35 per annum.

COUNCIL TAX BAND: B

EPC RATING: C

BD008161/CM/WE24/7/24 V.1

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	72 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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