



Bonchester Close Bedlington

- Detached Bungalow
- Two Bedroom
- New kitchen and bathroom
- Enclosed Rear Garden
- EPC:C/ Council Tax:C/Freehold

Offers Over £240,000



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

ROOK
MATTHEWS
SAYER

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

Bonchester Close

Bedlington, NE22 6JW

Entrance Porch

UPVC double entrance doors.

Lounge 11'11ft x 17'03ft max (3.63m x 5.26m)

Two double glazed windows to front, two radiators, wall mounted electric fire, television point.

Kitchen 19'07ft max x 10'02ft (5.97m x 3.10m)

Double glazed window to front, radiator, fitted with a range of 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, integrated dishwasher, coving to ceiling, door to garage, double glazed patio door to:

Conservatory 9'11ft x 8'11ft (3.02m x 2.72m)

Dwarf wall, double glazed windows, radiator, tiled flooring, double glazed door and French doors.

Utility Room 12'07ft x 7'09ft (3.84m x 2.36m)

Double glazed window to rear, fitted wall and base units and work surface, stainless steel sink unit with mixer taps, double glazed door to garden, heated towel rail, plumbed for washing machine, tiled flooring.

Bedroom One 12'03ft max x 11'07ft (3.73m x 3.53m)

Double glazed window to front and rear, radiator, fitted wardrobes, coving to ceiling.

Bedroom Two 9'00ft x 8'07ft (2.74m x 2.62m)

Double glazed window to front, single radiator, coving to ceiling, loft access.

Bathroom 5'07ft x 9'08ft max (1.70m x 2.95m)

Three-piece suite in white comprising of; L shape panelled bath with mains shower over, wash hand basin (set in vanity unit), low level wc, double glazed window to side, heated towel rail, laminate flooring cladding to walls and ceiling, smart mirror.

External

Front Garden laid mainly to lawn, bushes and shrubs, block paved driveway leading to garage. Rear garden laid mainly to lawn, patio area, bushes and shrubs, garden shed, access to garage.

Garage 8'06ft x 7'09ft (2.59m x 2.36m)

Converted/storage area, single attached, electric door, power and lighting.

PRIMARY SERVICES SUPPLY

Electricity: mains

Water: mains

Sewerage: mains

Heating: mains

Broadband: ADSL

Mobile Signal Coverage Blackspot: no

Parking: 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

ACCESSIBILITY

Level access suitable for wheelchair access.

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: C

EPC RATING: C

BD007951CM/SO.11.09.24.V.1

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	70 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

