



## Allgood Terrace Bedlington

- Mid Terraced House
- Three Bedroom
- South Facing Rear Garden
- Large Kitchen/Diner
- EPC:C / Council Tax:B/ Freehold

**Offers In Excess Of £135,000**



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# Allgood Terrace

Bedlington NE22 5QN

## Entrance

UPVC entrance door.

## Entrance Hallway

Stairs to first floor landing, laminate flooring, double radiator, telephone point, understairs cupboard.

## Downstair Wc 2.50ft x 5.03ft (0.76m x 1.53m)

Low level wc, pedestal wash hand basin, double glazed window to rear, vinyl flooring.

## Lounge 17.47ft x 15.20ft (5.40m x 4.63m)

Double glazed window to front, television point, ceiling rose, ornate coving, ceiling, double doors to:

## Kitchen/Diner 20.33ft max x 21.87ft max (6.19m x 6.66m)

Double glazed window to rear, two double radiator, fitted with a range of wall, floor and drawer unit with co-ordinating roll edge work surface, stainless steel sink and drainer with mixer tap, built in electric fan assisted oven, gas hob with extractor fan above, space for fridge/freezer, laminate flooring, ornate ceiling rose, double glazed patio doors to rear.

## Utility Room 7.31ft x 5.29ft (2.22m x 1.61m)

Double glazed window to rear, plumbed for washing machine, double radiator, plumbed for dishwasher, space for tumble dryer, vinyl flooring, access to small loft area, loft hatch.

## First Floor Landing

Loft access.

## Bedroom One 16.21 max x 15.18ft max (4.94m x 4.62m)

Double glazed window to front, double radiator.

## Bedroom Two 14.32ft x 11.25ft (4.36m x 3.42m)

Double glazed window to rear, double radiator.

## Bedroom Three 10.46ft x 7.67ft (3.18m x 2.33m)

Double glazed window to front, single radiator.

## Bathroom 7.27ft x 6.09ft (2.21 x 1.85m)

Three-piece white suite, jacuzzi panelled bath with shower over, wash hand basin (set in vanity unit), shower cubicle, low level wc, spotlights, heated towel rail, laminate flooring, extractor fan, attractive tile effect cladding, feature recess for toiletries.

## External

To the rear walled garden to the rear, astro turf, decking area.

## Garage

Single garage over rear lane, wooden door (used for storage).

## PRIMARY SERVICES SUPPLY

Electricity: mains

Water: mains

Sewerage: mains

Heating: mains

Broadband: ADSL

Mobile Signal Coverage Blackspot: no

Parking: on street parking (garage not used for parking)

## MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. 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: B

## EPC RATING: C

BD008235JY/SO8.10.24.V.1

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	73 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.

16 Branches across the North-East



The Property Ombudsman