



Warnhead Road Bedlington

- Semi Detached House
- Two Bedroom
- Large Rear Garden
- Utility Room
- EPC:D/ Council Tax:A / Freehold

£95,000



ROOK
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SAYER

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Warnhead Road

Bedlington NE22 5RE

Entrance

UPVC entrance door.

Entrance Hallway

Stairs to first floor landing, tiled flooring, double glazed window to side, two storage cupboards.

Lounge 13.52ft x 10.91ft (4.12m x 3.32m)

Double glazed window to front, double radiator, television point, telephone point, coving to ceiling.

Kitchen 17.39ft x 8.37ft max 5.30m x 2.55m)

Double glazed window to rear, double radiator, fitted with a range of wall, floor and drawer units with co-ordinating roll edge work surfaces, stainless steel sink unit and drainer with mixer tap, built in electric fan assisted oven, electric hob with extractor fan above, space for fridge, laminate flooring, double glazed French door to rear garden, door to:

Utility Room 10.58ft x 5.92ft (3.22m x 1.80m)

Double glazed window to rear, space for fridge/freezer, plumbed for washing machine, window door to rear garden.

Bedroom One 11.87ft + fitted wardrobes x 10.10ft max (3.61m x 3.07m)

Double glazed window to the front, double radiator, fitted wardrobes, built in cupboard housing boiler.

Bedroom Two 10.63ft x 9.85ft max (3.24m x 3.00m)

Double glazed window to rear, double radiator, fitted wardrobes.

Bathroom 7.22ft x 6.17ft (2.20m x 1.88m)

Three-piece suite in white comprising of; panelled bath with mains shower over, pedestal wash hand basin, low level wc, double glazed window to rear, heated towel rail, tiling o walls, tiled flooring.

External

Multi car driveway to the front. Rear garden laid mainly to lawn, patio/decking area, water tap, garden shed.



PRIMARY SERVICES SUPPLY

Electricity: mains

Water: mains

Sewerage: mains

Heating: mains

Broadband: ADSL

Mobile Signal Coverage Blackspot: no

Parking: driveway

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: A

EPC RATING: D

BD0082491Y/SO.19.10.24.V.1

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	66 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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