



Durham Close Bedlington

An ideal starter home for those looking on the always popular Hazelmere estate in Bedlington. Ready to view now this lovely property boasts a multi car driveway and a lovely, good size rear garden. Close to the local town centre the property is well served by local schools shops and amenities and comprises briefly; entrance porch, lounge, kitchen diner, stairs to the first floor landing, two bedrooms and a bathroom. Externally there is a generous garden to the rear with a good size lawn and patio area and an open aspect garden to the front with ample parking for those with more than one car. Call the office to secure your viewing now as we anticipate a high level of demand on this two bedroom property.



Offers In The Region Of £150,000

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Durham Close

Bedlington NE22 6NB

Entrance Porch

UPVC entrance door, double glazed windows.

Lounge 12'03ft x 13'10ft (3.73m x 4.22m)

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

Kitchen 8'06ft max x 12'02ft (2.59m x 3.71m)

Double glazed window to rear, double glazed 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, tiled splash backs, built in electric fan assisted oven, gas hob with extractor fan above, integrated fridge/freezer and microwave, plumbed for washing machine,, vinyl flooring, double glazed door to rear.

First Floor Landing

Loft access.

Bedroom One 12'04ft x 12'04ft into alcove (3.76m x 3.76m)

Double glazed window to front, radiator, fitted wardrobes, build in cupboard.

Bedroom Two 6'02ft x 9'03ft (1.88m x 2.82m)

Double glazed window to rear, single radiator.

Bathroom 5'10ft x 6'07ft (1.79m x 2.00m)

Three piece white suite comprising of; panelled bath with shower over, wash hand basin, low level wc, vinyl floor, double glazed window to rear, heated towel rail, part tiling to walls.

External

Front garden laid mainly to lawn, bushes and shrubs, multi car driveway. Rear garden laid mainly to lawn, patio area, water tap, garden shed.

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains Gas

Broadband: Fibre

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.

RESTRICTIONS AND RIGHTS

Restrictions on property? Parking Boats, Caravans or Mobile Homes on Site

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

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	87 B
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

