



Clearwell Place | Bedlington | NE22 6BN

£215,000

Detached family home located in the popular Hazelmere residential estate which is close to great transport links and local amenities nearby. This property comprises of lounge, kitchen/diner downstairs cloaks, three bedrooms to the first floor, master with en-suite, and a family bathroom. Externally it has a substantial driveway with access to the garage at the front and the rear has a lawned garden. Viewing is recommended to appreciate this home.

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Detached House

Three Bedroom

Downstairs Wc

Sought After Location

Kitchen/Diner

EPC: C/ Council Tax:D

Garage & Driveway

Freehold

For any more information regarding the property please contact us today

Entrance

Via composite door.

Downstairs Wc

Low level wc, pedestal wash hand basin, extractor fan, single radiator.

Lounge 10.14ft x 16.12ft (3.09m x 4.91m)

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

Kitchen/ Dining Room 18.84ft x 7.68ft (5.74m x 2.34m)

Double glazed window to rear, single 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, gas hob with extractor fan above, space for fridge, plumbed for washing machine, laminate flooring, double glazed door to rear, double glazed patio doors to rear.

First Floor Landing

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

Bedroom One 13.98ft x 9.67ft (4.26m x 2.94m)

Two double glazed windows to front, single radiator.

En-Suite 6.93ft x 4.69ft (2.11m x 1.42m)

Double glazed window to front, low level wc, pedestal wash hand basin, single radiator, extractor fan, shower cubicle mains shower, part tiling to walls, cushion flooring.

Bedroom Two 11.34ft x 8.78ft (3.45m x 2.67m)

Double glazed window to rear, single radiator.

Bedroom Three 9.92ft x 7.93ft (3.02m x 2.41m)

Double glazed window to rear, single radiator.

Bathroom 8.93ft x 5.64ft (2.72m x 1.71m)

Three piece white suite comprising of; panelled bath, pedestal wash hand basin, low level wc, double glazed window to side, single radiator, part tiling to walls, cushion flooring.

External

Low maintenance garden to front, driveway. Rear garden laid mainly to lawn.

Garage

Attached single garage, up and over door, power and lighting.

T: 01670 531114

Bedlington@rmsestateagents.co.uk

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PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Mains Gas
Broadband: Fibre
Mobile Signal Coverage Blackspot: No
Parking: garage and 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.

ACCESSIBILITY

This property has accessibility adaptations:
Level access.

Management charge for estate - £97.71 per annum.

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: D

EPC RATING: C

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	77 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



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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