



Highburn | Bedlington | NE23 6BA

**£120,000**

Located in the charming area of Higburn in Cramlington with great transport links and amenities close by this three bedroomed home will make a great investment for anyone wishing to buy a family home. The property although on need of updating has lots of potential. It briefly comprises of lounge, kitchen, dining area, and conservatory to the ground floor. First floor offers three bedrooms, family bathroom with a separate wc. Externally gardens to front and rear with a detached garage and parking. We would recommend viewing to appreciate what this home has to offer.

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**Semi Detached House**

**Popular Location**

**No Onward Chain**

**In Need Of Updating**

**Lounge & Dining Room**

**EPC:C/ Council Tax: A**

**Conservatory**

**Leasehold - 37 Years Remaining**

For any more information regarding the property please contact us today

#### Entrance

Via UPVC entrance door.

#### Entrance Hallway

Storage cupboard.

#### Lounge 17.81ft x 11.41ft (5.43m x 3.48m)

Double glazed window to front, single radiator, television point, coving to ceiling, dado rail.

#### Dining Room 11.97ft x 7.11ft (3.65m x 2.17m)

Double glazed window to front, radiator.

#### Kitchen 11.64ft x 7.97ft (3.55m x 2.43m)

Double glazed window, 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, tiling to floor, storage cupboard, double glazed door to rear.

#### Conservatory 10.30ft x 8.39ft (3.14m x 2.56m)

Double glazed windows, laminate flooring.

#### Bedroom One 11.97ft x 11.54ft (3.65m x 3.52m)

Double glazed window, radiator.

#### Bedroom Two 12.10ft x 8.26ft (3.69m x 2.52m)

Double glazed window, radiator.

#### Bedroom Three 7.97ft x 7.18ft (2.43m x 2.19m)

Double glazed window, radiator.

#### Bathroom

Panelled bath, electric shower over, wash hand basin, double glazed window, tiling to walls and flooring.

#### Separate Wc

Low level wc, tiling to walls and flooring.

#### External

Low maintenance garden to front. Rear garden laid mainly to lawn, patio area.

#### Garage

Detached single garage, up and over door.

**T: 01670 531114**

**Bedlington@rmsestateagents.co.uk**

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#### PRIMARY SERVICES SUPPLY

Electricity: Disconnected  
Water: Disconnected  
Sewerage: Disconnected  
Heating: Disconnected  
Broadband: None  
Mobile Signal Coverage Blackspot: No  
Parking: garage

#### 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

Leasehold. It is understood that this property is leasehold. Should you decide to proceed with the purchase of this property, the Tenure and associated details and costs must be verified by your Legal Advisor before you expend costs.

Length of Lease: 99 years from 1 March 1964

Ground Rent: £15 per annum.

COUNCIL TAX BAND: A

EPC RATING: C

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	78 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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