

High Ridge | Bedlington | NE22 6EF

## Offers In The Region Of £200,000

Located in the heart of Bedlington this traditional stone built property is a must view. Close to local amenities and transport links this spacious home has lots to offer. Ground floor has three reception rooms a kitchen and downstairs cloaks. The first floor has three bedrooms and a spacious bathroom. Externally the home has a private yard to the rear. Viewing is essential to appreciate the size of this home.





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**Mid Terraced House** 

**Three Bedroom** 

**Modern Kitchen & Bathroom** 

**No Onward Chain** 

**Downstairs Wc** 

**Yard To Rear** 

**Two Reception Rooms** 

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

For any more information regarding the property please contact us today

**Entrance Porch** 

Via composite door.

Entrance Hallway

Stairs to first floor landing, laminate flooring.

Downstairs Wc 5.91ft x 3.82ft (1.80m x 1.16m)

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

Lounge 15.98ft x 15.56ft (4.87m x 4.74m)

Double glazed window to front, fire surround with open coal fire.

Dining Room 15.51ft x 12.23ft (4.72m x 3.72m)

Double glazed window to front, double radiator.

<u>Third Reception Room 13.64ft x 11.12ft (4.15m x 3.35m)</u>

Double glazed window to rear, single radiator.

Kitchen 23.51ft x 8.96ft (7.16m x 2.73m)

Two double glazed windows to the 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/induction hob with extractor fan above, space for fridge, plumbed for washing machine, laminate flooring, double glazed window to the rear.

First Floor Landing

Double glazed door to rear, loft access.

**Bedroom One** 

Double glazed window to front, single radiator, two built in cupboards.

Bedroom Two 13.44ft x 12.64ft into wardrobes (4.09m x 3.85m)

Double glazed window to front, double radiator, fitted wardrobes and drawers.

Bedroom Three 9.46ft x 6.58ft (2.88m x 2.00m)

Double glazed window to front, single radiator.

Bathroom 10.69ft x 8.63ft (3.25m x 2.63m)

Two double glazed windows to rear, panelled bath, wash hand basin and low level wc set in vanity unit, walk in shower cubicle, spotlights, heated towel rail, part tiling to walls, laminate flooring, extractor fan.

<u>External</u>

Private yard to rear.

















## PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Mains Gas
Broadband: Fibre
Mobile Signal Coverage Blackspot: No
Parking: on street 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:** C

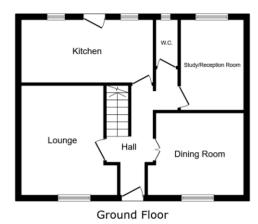
**EPC RATING:** C

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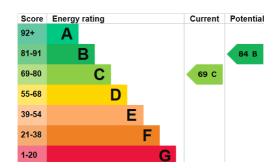












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