



Legg Avenue | Bedlington | NE22 7ET

£115,000

Beautifully presented semi detached house located in a cul de sac in the popular residential area of Bedlington with great transport links and local amenities close by. This home is ready to move into and would make an ideal first home for someone. Briefly comprises of lounge, kitchen diner, two double bedrooms and a family bathroom. Externally parking is available to the front and a well-maintained garden and too the rear it has a south west facing landscaped area ideal for outside living. Viewing is essential to appreciate this lovely home.

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Semi Detached House

Front & Rear Garden

Two Bedroom

Close To Local Amenities

Ideal First Time Buy

Freehold

South West Facing Garden

EPC:D/ Council Tax:A

For any more information regarding the property please contact us today

Entrance

Via composite door.

Entrance Hallway

Stairs to first floor landing, laminate flooring, double radiator.

Lounge 14.46ft x 10.80ft (4.40m x 3.29m)

Double glazed window to front, double radiator, fire surround with electric fire, television point, coving to ceiling.

Kitchen/Dining Room 17.94ft x 6.64ft (5.46m x 2.02m)

Double glazed window to the rear, wall mounted 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, electric hob with extractor fan above, space for fridge, plumbed for washing machine, laminate flooring, double glazed patio doors to rear

First Floor Landing

Double glazed window to side, loft access.

Bedroom One 14.64ft x 10.71ft (4.46m x 3.26m)

Double glazed window to front, single radiator built in cupboard, television point.

Bedroom Two 11.36ft x 7.99ft (3.46m x 2.43m)

Double glazed window to rear, single radiator, built in cupboard, television point.

Bathroom 6.05ft x 5.45ft (1.84m x 1.66m)

Three piece white suite comprising of; panelled bath with shower over, wash hand basin (set in vanity unit), low level wc, double glazed window, cladding to walls.

External

Low maintenance front garden, bushes and shrubs, flower borders. Rear garden laid mainly to lawn, flower beds, bushes and shrubs, garden shed, gravelled area.

T: 01670 531114

Bedlington@rmsestateagents.co.uk

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PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Mains
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.

ACCESSIBILITY

Level access.

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

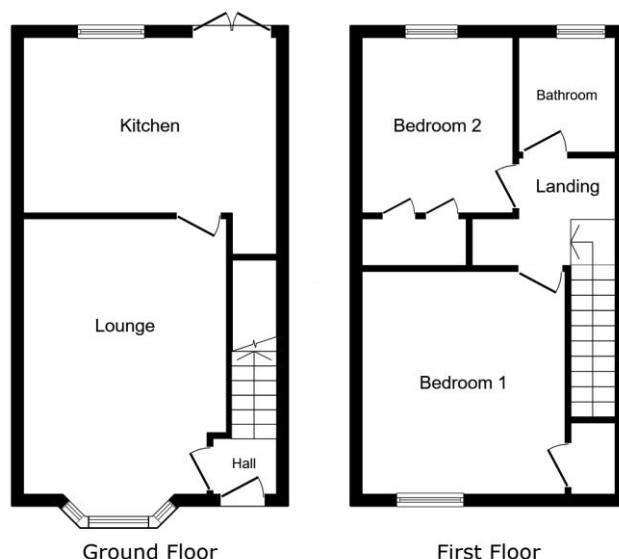
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This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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