



Rothesay Terrace | Bedlington | NE22 5PU

# Offers In Excess Of £80,000



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**Mid Terraced House**

**Rear Garden**

**Two Bedroom**

**Garage**

**Two Reception Rooms**

**Freehold**

**Ideal First Time Buy**

**EPC:TBC/ Council Tax: A**

**RMS** | Rook  
Matthews  
Sayer

### Entrance

Via UPVC entrance door.

### Lounge 13.68ft x 13.07ft (4.16m x 3.98m)

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

### Dining Room 13.82ft x 14.03ft (4.21m x 4.27m)

Double glazed window to rear, double radiator, built in storage.

### Kitchen 6.55ft x 10.91ft (1.99m x 3.32m)

Double glazed window to side, fitted with a range of wall, floor and drawer units with coordinating roll edge work surfaces, coordinating sink unit and drainer with mixer tap, tiled splash backs, space for cooker and fridge, plumbed for washing machine, vinyl flooring.

### Bedroom One 13.04ft x 10.33ft (3.97m x 3.14m)

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

### Bedroom Two 12.43ft x 14.19ft (3.78m x 4.32m)

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

### Bathroom 6.54ft x 5.48ft (1.99m x 1.67m)

Double glazed window to side, double shower cubicle, (mains shower), wash hand basin (set in vanity unit), low level wc, spotlights, heated towel rail, cladding to walls and ceiling, underfloor heating.

### External

Low maintenance to front. Rear garden over the lane, laid mainly to lawn, bushes and shrubs, flower beds.

Detached single garage with up and over door, yard to the rear.

### **PRIMARY SERVICES SUPPLY**

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains Gas

Broadband: ADSL copper wire

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**

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: TBC**

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