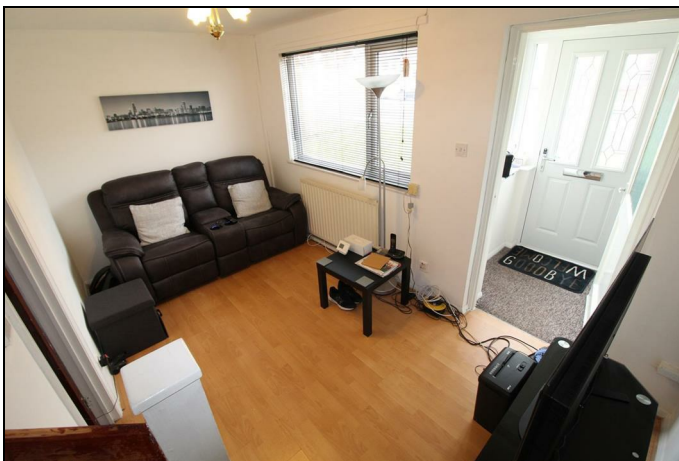


# RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

14 BROOK COURT BEDLINGTON NORTHUMBERLAND NE22 5DF



- IDEAL FIRST BUY OR INVESTMENT
- MID TERRACE
- COUNCIL TAX BAND A

- DOUBLE BEDROOM
- WALKING DISTANCE TO TOWN CENTRE
- EPC RATING C

**Offers Over £62,000**

# 14 BROOK COURT BEDLINGTON NORTHUMBERLAND NE22 5DF

**\*\*WOULD MAKE AN IDEAL INVESTMENT OR FIRST TIME BUY\*\***a one double bedroom mid terrace house, perfectly located for Bedlington town centre with its abundance of shop and supermarkets, excellent transportation links. Benefits from gas central heating and double glazing. Comprises of, porch, lounge, kitchen. First floor landing, double bedroom, shower room. Externally there is open plan grassed area to the front, drive and garden to the rear.

## GROUND FLOOR

### PORCH

Double glazed door, double glazed window.

### LOUNGE

8' x 13'7 (2.44m x 4.14m)

Double glazed window, radiator, laminate flooring.



### KITCHEN

6'10 x 8'5 (2.08m x 2.57m)

Double glazed window, wall, base and drawer units with work tops, sink with drainer and mixer tap, plumbed for washing machine, laminate flooring, storage cupboard, wall unit housing the combi boiler, double glazed door to the rear.



## FIRST FLOOR

# 14 BROOK COURT BEDLINGTON NORTHUMBERLAND NE22 5DF

## BEDROOM

10'4 x 13'2 (3.15m x 4.01m)

Double glazed window, radiator, storage cupboard.



## SHOWER ROOM

Shower cubicle, low level wc, wash hand basin, heated towel rail, double glazed window, tiled splash back, laminate flooring.



## EXTERNALLY



# 14 BROOK COURT BEDLINGTON NORTHUMBERLAND NE22 5DF

## FRONT

Open plan lawn to the front.



## REAR

Drive and garden to the rear.



## TENURE:

WE UNDERSTAND THE PROPERTY IS FREEHOLD. HOWEVER, WE ARE NOT QUALIFIED TO VERIFY THE TENURE ON ANY PROPERTY AND YOUR SOLICITOR SHOULD BE CONSULTED REGARDING THIS.

## MORTGAGES

Why not make an appointment to speak to our Independent Mortgage Adviser?

## PLEASE NOTE:

Your home may be repossessed if you do not keep up repayments on your mortgage.

Oracle Financial Planning Limited will Pay Rickard 1936 Ltd a referral fee on completion of any mortgage application

# 14 BROOK COURT BEDLINGTON NORTHUMBERLAND NE22 5DF

## STANDARD INFORMATION

These particulars are produced in good faith, and are set out as a general guide only, they 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. No apparatus, equipment, fixtures, fittings or services have been tested and it is the buyer's responsibility to seek confirmation as to the working condition of any appliances.

Fixtures and fittings that are specifically mentioned in these particulars are included in the sale, all others in the property are specifically excluded.

Photographs are produced for general information and it must not be inferred that any item is included for sale within the property.

## MATERIAL INFORMATION ASHINGTON

Material information is no substitute for professional advice, and consumers should be aware that the information collected may not accurately reflect the full extent of the property condition which would be covered through a home survey.

Efforts have been made to ascertain as much information as possible with regards to material information but this information is not exhaustive and cannot be fully relied upon, purchasers will need to seek further clarification from their legal advisor.

Electricity Supply - Mains

Water Supply - Mains

Sewerage Supply - Mains

Heating - Mains GCH

Broadband - Available - Including Ultrafast broadband. (Ofcom Broadband checker July 2024)

Flood Risk - River and Sea - Low Risk

There has been no failed transactions on the property, please contact us should you wish further information.

## VIEWING

BY APPOINTMENT WITH OUR ASHINGTON OFFICE (01670) 812145/ashington@rickard.uk.com. 6425A

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MORTGAGE

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# Energy Efficiency Rating

	Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p><b>(92 plus) A</b></p> <p><b>(81-91) B</b></p> <p><b>(69-80) C</b></p> <p><b>(55-68) D</b></p> <p><b>(39-54) E</b></p> <p><b>(21-38) F</b></p>	<p><b>70</b></p>	<p><b>91</b></p>



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