



Bluebell Dene | Newbiggin Hall | NE5 4DF

**£59,950**



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**Maisonette**

**Three Bedrooms**

**Lounge**

**Kitchen**

**Bathroom/W.C**

**Allocated Parking Space**

**Enclosed Rear Garden**

**No Onward Chain**

**ROOK  
MATTHEWS  
SAYER**

Presenting a delightful three-bedroom maisonette available for sale. This property is characterised by its spacious layout and contemporary design, offering a comfortable living space that can cater to various lifestyles.

Upon entering the property, you will be welcomed by a hallway and reception room. This area provides enough room for relaxing and entertaining, serving as the ideal place to unwind or engage with guests.

The maisonette also features a modern fitted kitchen.

The property also boasts three bedrooms, providing ample living space for a family or for those who require additional rooms for work or leisure.

Although the property does not have any unique features or specific details mentioned, one can still appreciate the simplicity and functionality it offers.

#### Hall

Stairs up to the first floor, large under stair storage cupboard and electric storage heater.

#### Kitchen 10' 0" Max x 8' 2" Max (3.05m x 2.49m)

Fitted with a range of wall and base units with work surfaces over, circular stainless steel sink with mixer tap and drainer, integrated hob with oven below and extractor hood over, plumbing for an automatic washing machine, space for tumble dryer and a double glazed window to the front.

#### Lounge 14' 9" Max x 14' 4" Max (4.49m x 4.37m)

Double glazed window and door to the rear and electric storage heater.

#### Landing

#### Bedroom One 15' 3" Max x 8' 5" Plus wardrobes (4.64m x 2.56m)

Double glazed windows to the side and rear and electric storage heater.

#### Bedroom Two 9' 1" Max x 6' 9" Plus recess (2.77m x 2.06m)

#### Bedroom Three 11' 2" Max x 6' 1" Max (3.40m x 1.85m)

Double glazed window and electric storage heater.

#### Bathroom/W.C

Fitted with a three piece white bathroom suite comprising low level w.c, wall mounted wash hand basin, panel bath with shower over and screen, airing cupboard, tiled walls and a double glazed window.

#### Externally

##### Front Garden

Allocated parking space to the front.

##### Rear Garden

Enclosed garden with artificial lawn.

#### PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Electric

Broadband: None

Mobile Signal Coverage Blackspot: No

Parking: Driveway

#### 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: 125 Years from 1989

Ground Rent: Peppercorn

Service Charge: £142.00 per month

#### COUNCIL TAX BAND: A

#### EPC RATING: E

WD8221/08/05/2025/BW/EM/V.1

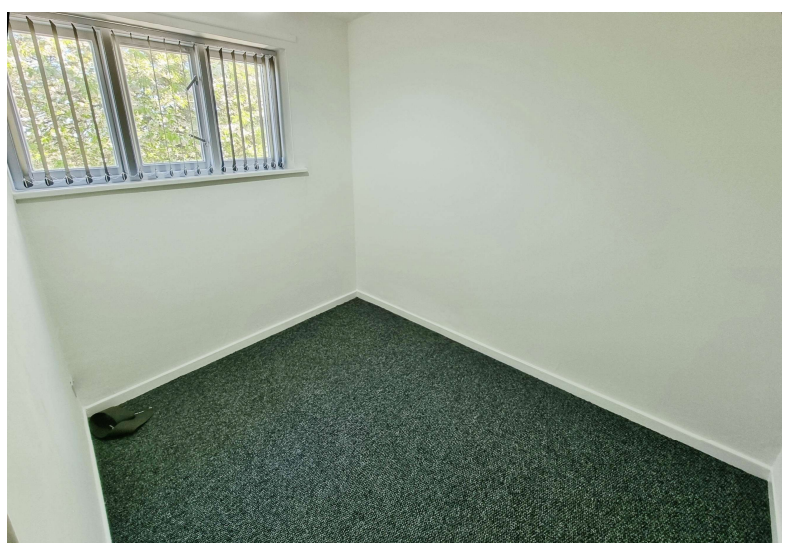
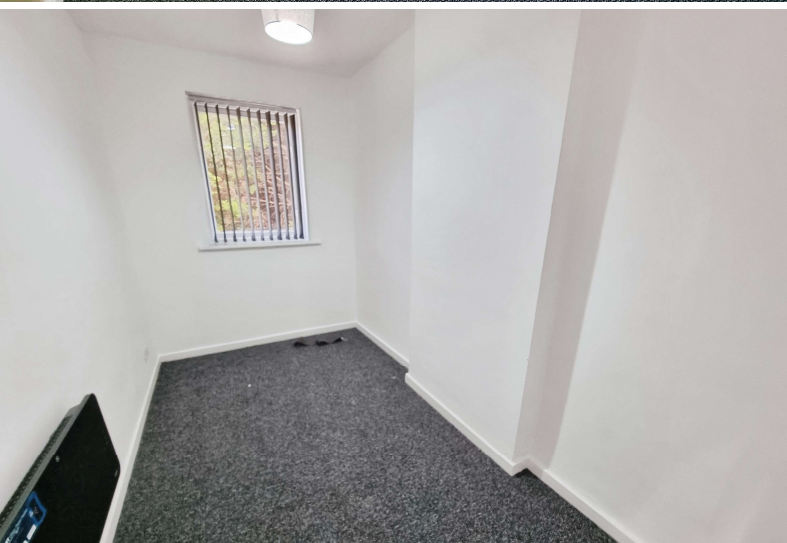
Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C		
55-68	D		
39-54	E	44 E	
21-38	F		
1-20	G		

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