



Kelso Gardens | Bedlington | NE22 5HX

**£69,995**

Located in the popular residential area of Bedlington, this property offers fantastic potential and is an ideal opportunity for anyone looking for a refurbishment project and the chance to create a home to their own taste.

The accommodation briefly comprises a lounge, dining room, and spacious dining kitchen. To the first floor are three bedrooms, a family bathroom, and access to a converted loft, offering useful additional space.

Externally, the property benefits from a front garden providing off-street parking. To the rear is an extensive garden, predominantly laid to lawn, offering excellent outdoor space with plenty of potential for landscaping or family enjoyment.

This is an excellent opportunity for investors, developers, or buyers seeking a project in a sought-after location.

**RMS** | Rook  
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**Semi Detached House**

**Priced To Sell**

**Three Bedrooms**

**Sold As Seen**

**No Onward Chain**

**Freehold**

**Front & Rear Gardens**

**EPC: D/ Council Tax:A**

For any more information regarding the property please contact us today

#### PRIMARY SERVICES SUPPLY

Electricity: unknown

Water: unknown

Sewerage: unknown

Heating: unknown

Broadband: none

Mobile Signal Coverage Blackspot: unknown

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

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**

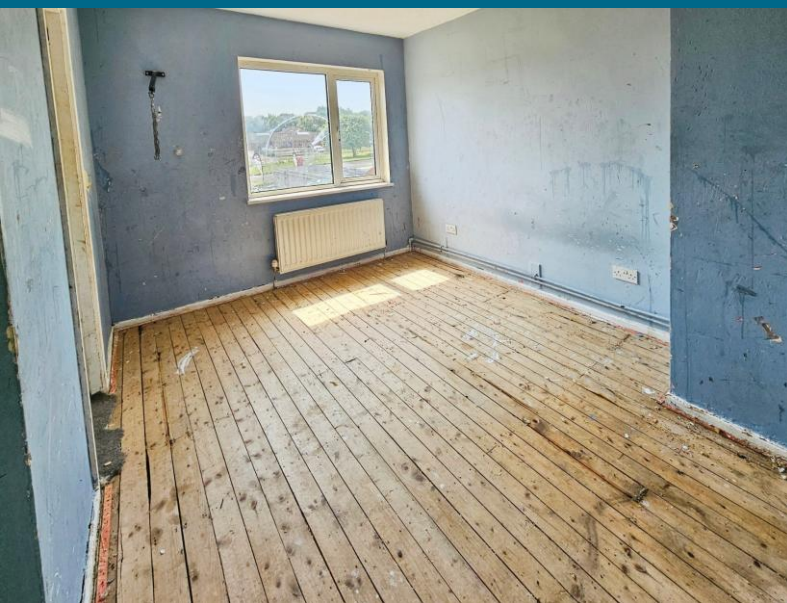
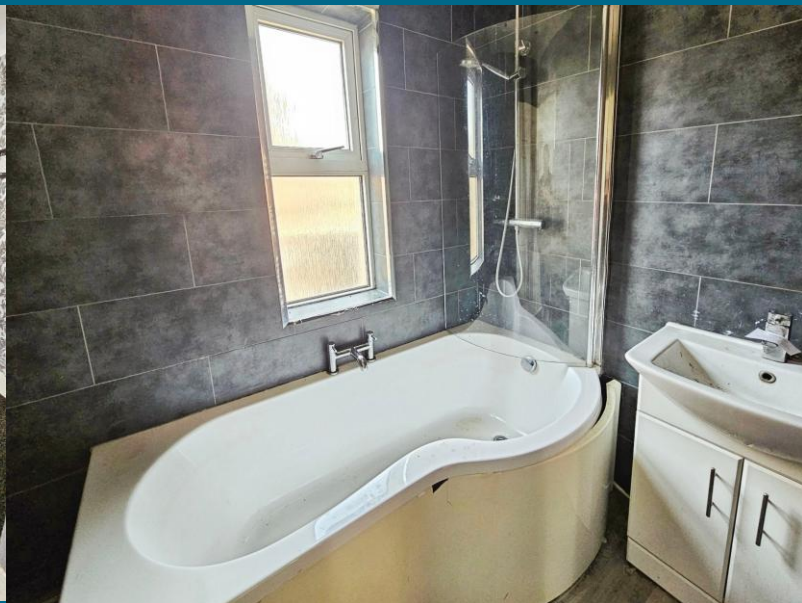
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Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

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#### Entrance

UPVC entrance door.

#### Entrance Hallway

Stairs to first floor landing.

#### Downstairs Wc

Low level wc, single radiator, spotlights.

#### Lounge 18.46ft x 12.87ft (5.62m x 3.92m)

Double glazed window to front and rear, double radiator, television point, coving to ceiling.

#### Dining Room 11.53ft x 9.49ft (3.51m x 2.89m)

Double glazed window to rear, double radiator, built in cupboard housing boiler.

#### Kitchen 8.51ft x 24.93ft (2.59m x 7.59m)

Double glazed window to front and rear, double radiator, fitted with a range of wall, floor and drawer units with roll edge work surfaces, stainless steel sink unit and drainer with mixer tap, space for cooker and fridge, spotlights, double glazed door to rear.

#### First Floor Landing

Double glazed window to front, loft access.

#### Bedroom One 11.62ft x 10.33ft (3.54m x 3.14m)

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

#### Bedroom Two 12.57ft x 8.44ft (3.81m x 2.57m)

Double glazed window to rear, double radiator, two built in cupboards.

#### Bedroom Three 10.01ft x 6.61ft (3.05m x 2.01m)

Double glazed window to front, single radiator.

#### Bathroom 3.67ft x 2.89ft (0.30m 0.88m)

Double glazed window, panelled bath with shower over, wash hand basin (in vanity unit), cladding to walls and ceiling, laminate flooring.

#### Separate Wc

Low level wc.

#### Loft

Storage.

#### External

Block paved driveway to front and laid mainly to lawn. Laid to lawn to the rear with patio area.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 71 C      |
| 55-68 | D             | 65 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

**Money Laundering Regulations** – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

**Important Note:** Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and 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. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.

