



Beacon Drive | Wideopen | NE13 7HD

£125,000



Traditional ground floor flat

Head of a residential cul-de-sac

Two bedrooms

Private south-facing garden

Sitting room featuring a floor-to-ceiling window

Garage located in separate block

RMS | Rook
Matthews
Sayer

Viewing is highly recommended for this traditional ground floor flat, situated at the head of a residential cul-de-sac in Brunswick Green. The property benefits from a private south-facing garden, modern gas-fired central heating provided by a combination boiler, uPVC double glazing, and a garage.

The accommodation comprises an entrance porch leading into a dining room, which could also be used as a second bedroom. This opens into an inner hallway, where the central heating boiler is located. To the front of the property is a spacious sitting room featuring a large floor-to-ceiling window. The property also offers a generously sized main bedroom, a bathroom with shower, and a fully fitted kitchen with access to the rear garden, which includes a decked patio area. Externally, there is a front garden, a private rear garden, and a garage located in a nearby separate block

ENTRANCE DOOR LEADS TO:

ENTRANCE PORCH

Double glazed entrance door.

SITTING ROOM 11'9 x 15'9 (3.65 x 4.85m)

Double glazed window, two double radiators, hardwood flooring.

KITCHEN 9'7 x 9'0 (2.96 x 2.75m)

Fitted with a range of wall and base units, single drainer sink unit, built in electric oven, built in gas hob, extractor hood, space for washing machine, tiled floor, tiled splash back, radiator, double glazed window to rear, double glazed door to rear.

INNER HALL

Built in cupboard housing combination boiler.

BEDROOM ONE 12'4 x 9'9 (3.79 x 3.03m)

Double glazed window, fitted wardrobes, wood flooring, radiator.

BEDROOM TWO/DINING ROOM 12'4 x 8'3 (3.59 x 2.53m)

Double glazed window, wood flooring, radiator.

BATHROOM/W.C.

Sunken bath with shower over, wash hand basin with set in vanity unit, low level WC, tiled walls, radiator, double glazed window.

FRONT GARDEN

REAR GARDEN

Decked patio area, flower, tree and shrub borders, gated access.

GARAGE

Separate block.

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains Gas

Broadband: TBC

Mobile Signal Coverage Blackspot: No

Parking: Communal 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.

AGENTS NOTE

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.

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. 999 years from 1968 (years remaining)
Ground Rent: £12 per annum - Review Period: TBC - Increase Amount: TBC
Service Charge: N/A

COUNCIL TAX BAND: A

EPC RATING: C

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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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.

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