



Red House Farm Estate | Bedlington | NE22 6HF

£100,000

Offered with no upper chain this delightful three bedroom mid terraced home will appeal to first time buyers and investors. Located in the popular residential area of Bedlington with good transport links, amenities and views of open fields to the rear this must be viewed to appreciate what's on offer. The ground floor has a dual aspect lounge diner, kitchen with space for dining and cloaks wc. The first floor has three bedrooms and a family bathroom. Externally the front open views over the green and the rear has low maintenance patio garden with views over the fields.

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Mid Terraced House

No Onward Chain

Three Bedroom

Kitchen/Diner

Dual Aspect Lounge

Freehold

Downstairs Wc

EPC: D/ Council Tax:A

For any more information regarding the property please contact us today

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains Gas

Broadband: none

Mobile Signal Coverage Blackspot: yes

Parking: On Street Parking

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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Entrance

Via UPVC entrance door, storage cupboard housing boiler.

Entrance Hallway

Stairs to first floor landing, laminate flooring, single radiator.

Downstairs Wc

Low level wc, pedestal wash hand basin, laminate flooring, part tiling to walls.

Lounge 22.94ft x 9.67ft (6.99m x 2.94m)

Double glazed window to front and rear, two double radiators, fire surround with electric fire, television point, coving to ceiling.

Kitchen/Diner 11.77ft x 10.06ft (3.58m x 3.06m)

Double glazed window to rear, single radiator, fitted with a range of wall, floor and drawer units with co-ordinating roll edge work surfaces, stainless steel sink unit and drainer with mixer tap, tiled splash backs, built in electric fan assisted oven, electric hob with extractor fan above, integrated fridge freezer and dishwasher, plumbed for washing machine, laminate flooring, double glazed door to the rear.

Bedroom One 12.33ft x 12.46ft (3.75m x 3.79m)

Double glazed window to rear, double radiator.

Bedroom Two 10.64ft x 13.32ft (3.24m x 4.05m)

Double glazed window to front, double radiator.

Bedroom Three 10.21ft x 9.29ft (3.11m x 2.83m)

Double glazed window to rear, double radiator, loft access.

Bathroom 8.47ft x 5.95ft (2.58m x 1.81m)

Three piece white suite comprising of; panelled bath with electric shower, pedestal wash hand basin. Low level wc, double glazed window to front, single radiator, part tiling to walls, vinyl flooring.

External

Front Garden laid to lawn. Low maintenance rear garden, patio area.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	67 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.

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