



Burdon Terrace | Bedlington | NE226DA

# Auction Guide: £75,000+

Located in prime location for Bedlington high street, transport links and amenities, this deceptively spacious Mid terraced home will appeal to lots of buyers. The property is in need of updating and modernization but has massive potential to be either converted into flats or made into a fabulous family home. The Home briefly comprises of Entrance porch, lounge, dining room, kitchen and downstairs WC. The first floor offers four bedrooms one having an ensuite bathroom to the first floor. Externally an outhouse to the rear with power and lighting and yard with parking access. This is a must view to appreciate the options the property has to offer.

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**Mid Terraced House**

**Two Reception Rooms**

**Four Bedroom**

**Off Street Parking**

**No Onward Chain**

**EPC:D/ Council Tax:B**

**Deceptively Spacious Property**

**Freehold**

For any more information regarding the property please contact us today

Entrance Porch

Access via UPVC entrance door, wood windows.

Entrance Hallway

Stairs to first floor landing, laminate flooring, single radiator, storage cupboard, television point.

Bathroom 8.84ft x 4.79ft (2.69m x 1.45m)

Double glazed window to side, low level wc, wash hand basin (set in vanity unit), electric heater.

Lounge 12.16ft x 16.47ft (3.70m x 5.02m)

Double glazed window to front, double radiator, fire surround with gas fire, television point, telephone point, coving to ceiling, ceiling rose.

Dining Room 19.28ft x 14.59ft (5.87m x 4.44m)

Double glazed window to rear, two double radiators, coving to ceiling, ceiling rose, fireplace, built in cupboard.

Kitchen 11.70ft x 8.37ft (3.56m x 2.55m)

Double glazed window to side, double radiator, fitted with a range of wall, floor and drawer units with co-ordinating roll edge work surfaces, twin circular stainless steel sink unit and drainer with mixer tap, tiled splash backs, built in double oven, electric hob with extractor fan above, integrated washing machine and dishwasher, plumbed for washing machine, tiling to floor, coving to ceiling.

First Floor Landing

Loft access.

Bedroom One 14.04ft x 11.32ft (4.27m x 3.45m)

Double glazed window to rear, two built in cupboards, coving to ceiling.

En-Suite 20.72ft x 8.33ft (6.31m x 2.53m)

Double glazed window to side, low level wc, pedestal wash hand basin, corner bath, shower cubicle, part tiling to walls, electric heaters.

Bedroom Two 17.47ft x 11.74ft (5.32m x 3.57m)

Double glazed window to front, gas fire (capped off).

Bedroom Three 10.42ft x 7.65ft (3.17m x 2.33m)

Double glazed window to rear, single radiator.

Bedroom Four 8.34ft x 7.94ft (2.54m x 2.42m)

Double glazed window to front, single radiator.

External

Low maintenance garden to front. Paved rear yard, detached outhouse with power and lighting.

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### PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains

Broadband: None

Mobile Signal Coverage Blackspot: No

Parking: rear 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

Asbestos present – Artex on ceilings & walls.

COUNCIL TAX BAND: B

EPC RATING: D

BD008633SB/SJ21.01.2026.V1

**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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

