



Birtley Crescent | Bedlington | NE22 5BP

£135,000

Beautifully presented semi detached home located in the popular residential estate of Hirst Head in the heart of Bedlington with excellent transport links and amenities close by. This home will appeal to first time buyers and people wishing to move to a bigger three bedroom home. Entrance hall with downstairs cloaks updated lounge with media wall and kitchen diner with patio doors to the rear. The first floor offers three bedrooms and a family bathroom. The rear garden has also been landscaped and offers low maintenance living. We anticipate this to be very popular so advise early viewing to avoid disappointment.

**3****1****1****Semi Detached House****Downstairs Wc****Three Bedroom****En-Suite****Popular Location****Leasehold****Section 106****EPC:B/ Council Tax:C****For any more information regarding the property please contact us today**

Please note that the property was originally purchased under the affordable housing scheme, and therefore is to be sold under a Section 106 Agreement to an approved purchaser for a price not exceeding 75% of the open market value. Please note you will own 100% of the property. Application forms and Full details are available to view on the Northumberland County Council website, or contact the branch for further information.

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains Gas

Broadband: Cable

Mobile Signal Coverage Blackspot: No

Parking: Allocated parking space

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.

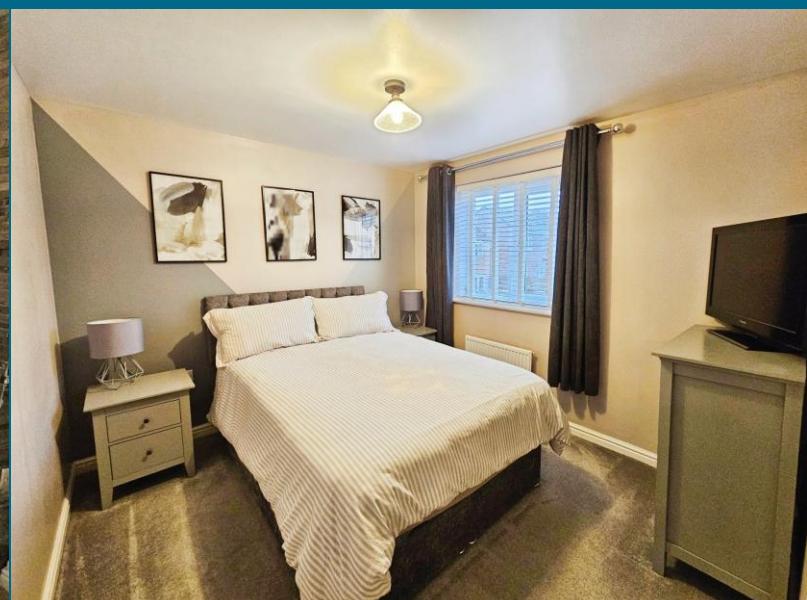
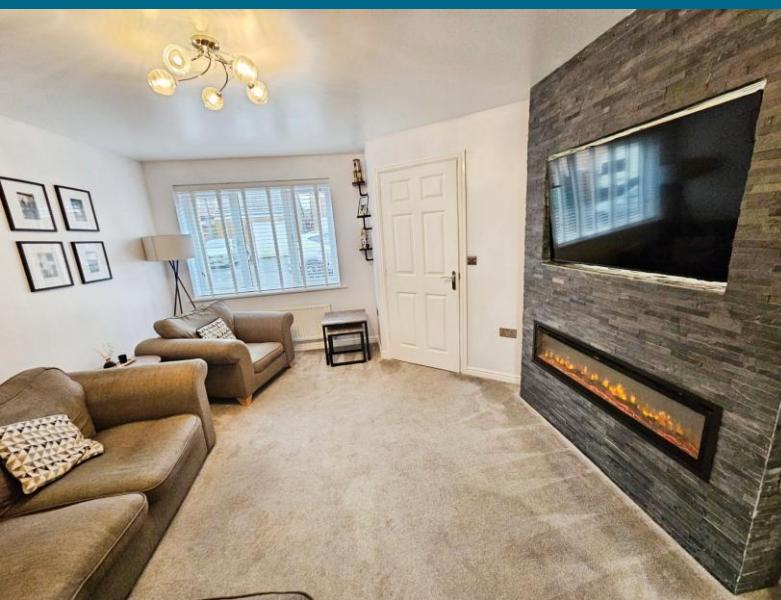
Length of Lease: 999 years from 01.01.2015

Ground Rent: £225.69 per annum. Date of next review – 2027.

COUNCIL TAX BAND: C**EPC RATING: B**

BD008784SB/SJ10.02.2026

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Entrance Porch

Via composite door.

Entrance Hallway

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

Downstairs wc 5.62ft x 3.00ft (1.71m x 0.91m)

Low level wc, wash hand basin (set in vanity unit), laminate flooring, double glazed window, single radiator.

Lounge 14.28ft x 11.94ft (4.35m x 3.63m)

Double glazed window to front, single radiator, media wall with electric fire, built in storage cupboard, television point.

Kitchen 15.30ft x 9.53ft (4.66m x 2.90m)

Double glazed window to rear, double 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, built in electric fan assisted oven, gas hob with extractor fan above, integrated fridge, washing machine, dishwasher, tiling to floor, spotlights, double glazed door to rear, double glazed patio doors to rear.

First Floor Landing

Loft access, built in storage cupboard.

Loft

Partially boarded, pull down ladders, lighting and power.

Bedroom One 12.03ft x 9.47ft (3.66m x 2.88m)

Double glazed window to front, single radiator, built in cupboard, television point.

En-Suite 6.30ft x 5.30ft (1.92m x 1.61m)

Double glazed window to front, low level wc, pedestal wash hand basin, single radiator, extractor fan, shower cubicle (mains shower), part tiling to walls, spotlights, laminate flooring.

Bedroom Two 9.27ft x 7.65ft (2.82m x 2.33m)

Double glazed window to rear, single radiator.

Bedroom Three 7.61ft x 5.83ft (2.31m x 1.77m)

Double glazed window to rear, single radiator.

Bathroom 5.92ft x 6.06ft (1.80m x 2.01m)

Three piece white suite comprising of; panelled bath with mains shower over, wash hand basin (set in vanity unit), low level wc, double glazed window to side, single radiator, laminate flooring, cladding to walls, extractor fan.

External

Low maintenance garden to front, gravelled area.

Low maintenance garden to rear, artificial grass, patio area, garden shed, gravelled area.

Allocated Parking.

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.

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	82 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

