



Welwyn Avenue | Bedlington | NE22 7EQ

Offers In Excess OF £110,000

Situated in a quiet cul-de-sac on the outskirts of Bedlington, this semi-detached home offers a fantastic opportunity for buyers looking to put their own stamp on a property. Ideal for first-time buyers or investors alike, the home also presents potential for future expansion, subject to the necessary permissions.

Offered with no upper chain, early viewing is highly recommended to fully appreciate everything this property has to offer.

The ground floor briefly comprises a spacious lounge/diner, kitchen, and sunroom. To the first floor are two double bedrooms and a family bathroom.

Externally, the property benefits from gardens to three sides and enjoys open views to the side, adding to the sense of space and privacy.

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Semi Detached House

Ideal First Time Buy

Two Double Bedrooms

Cul de sac location

No Onward Chain

Freehold

Gardens To Three Sides

EPC: E/ 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: Fibre to premises

Mobile Signal Coverage Blackspot: No

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: E

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Entrance

UPVC entrance door.

Entrance Hallway

Stairs to first floor landing, double radiator, double glazed window to side.

Lounge/ Diner 19.79ft x 8.93ft (6.03m x 2.72m)

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

Kitchen 10.99ft x 7.91ft (3.34m x 2.41m)

Double glazed window to rear, double radiator, fitted with a range of wall, floor and drawer units with coordinating roll edge work surfaces, stainless steel sink unit and drainer with taps, tiled splash backs, space for cooker, space for fridge, vinyl flooring, wood door to utility room.

Utility 7.77ft x 6.60ft (2.36m x 2.01m)

Double glazed window to front, fitted wall and base units, stainless steel sink unit, space for fridge, plumbed for washing machine, vinyl flooring, single radiator.

Sun Room/ Lean-to 10.66ft x 4.17ft (3.24m x 1.27m)

Single radiators, wood windows (window frame needs replaced).

First Floor Landing

Double glazed windows to side, loft access.

Bedroom One 14.10ft x 9.47ft (4.29m x 2.88m)

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

Bedroom Two 10.97ft x 9.63ft (3.34m x 2.93m)

Double glazed windows to rear, double radiator, fitted wardrobes, television point.

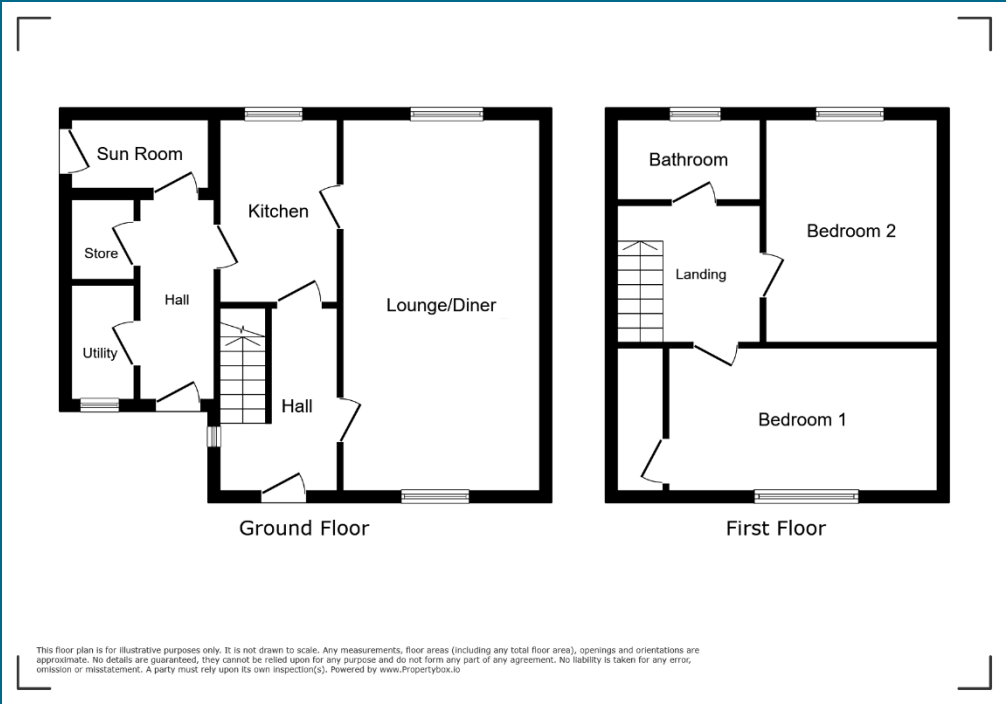
Bathroom 7.49ft x 5.59ft (2.28m x 1.70m)

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

External

Front garden laid mainly to lawn, bushes and shrubs, flower borders. Rear garden laid mainly to lawn, flower beds, bushes and shrubs, garden shed, gravelled area.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D		
39-54	E	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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