



Melrose Terrace | Bedlington | NE22 5UT

Offers In Excess £50,000

Located within walking distance of the new train station in Bedlington, this spacious ground floor flat is sure to appeal to both first-time buyers and investors alike.

Although requiring some updating, the property offers excellent potential and is ready for its next chapter. The accommodation briefly comprises a generous lounge/diner with French doors opening onto the shared yard, a fitted kitchen, two well-proportioned bedrooms, and a modernised family bathroom.

Offering an excellent opportunity to put your own stamp on a property in a convenient location, this home benefits from easy access to local amenities, transport links, and the town centre.

Early viewing is highly recommended to fully appreciate the potential and value this property has to offer.

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Ground Floor Flat

No Onward Chain

Two Bedrooms

Shared Yard To Rear

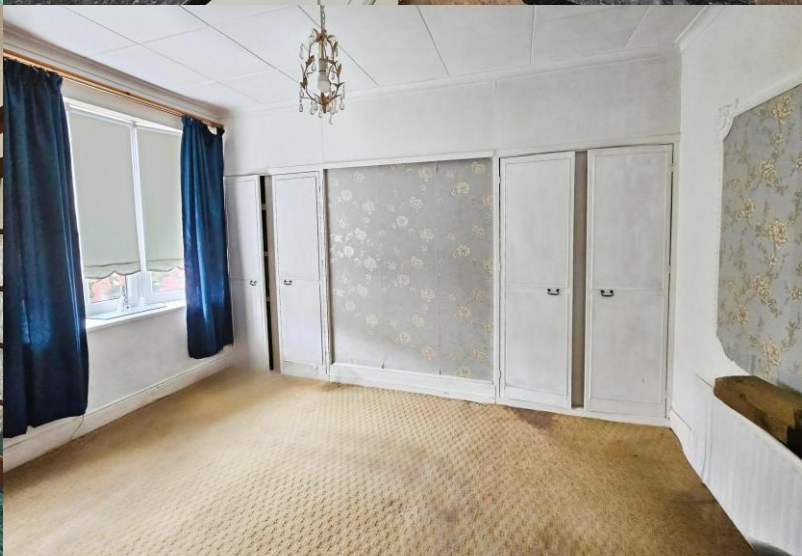
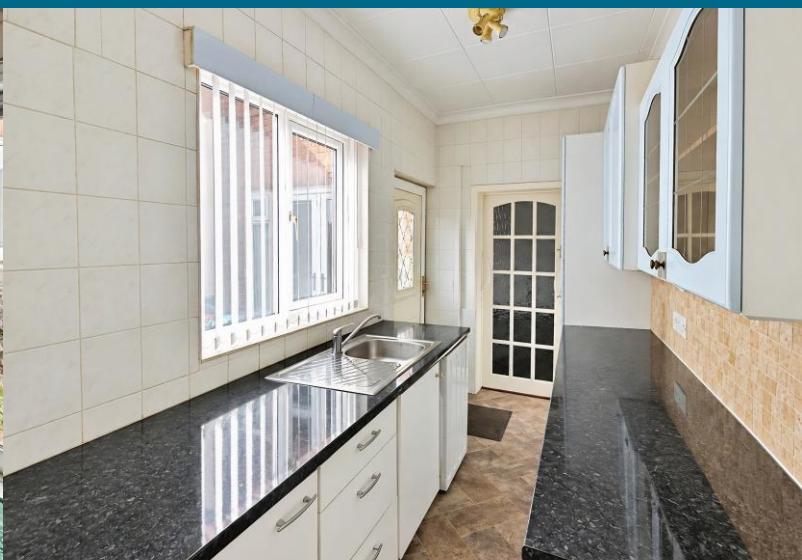
Updated Bathroom

Leasehold On Completion

In Need Of Modernisation

EPC: C / Council Tax:A

For any more information regarding the property please contact us today



T: 01670531114

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Entrance

Via UPVC entrance door.

Lounge/Diner 18.32ft x 14.60ft (5.58m x 4.45m)

Double glazed patio doors to rear, double radiator, fire surround with gas fire, television point, built in storage cupboard, coving to ceiling.

Kitchen 10.93ft x 5.64ft (3.33m x 1.71m)

Double glazed window to side, single radiator, fitted with a range of wall, floor and drawer units with coordinating roll edge work surfaces, stainless steel sink unit and drainer with mixer tap, tiled splash backs, gas hob with extractor fan above, space for cooker, space for fridge, plumbed for washing machine, vinyl flooring, double glazed window to side.

Bedroom One 13.23ft x 10.75ft (4.03m x 3.27m)

Double glazed window to front, double radiator, built in cupboard, coving to ceiling.

Bedroom Two 13.23ft x 7.69ft (4.03m x 2.34m)

Double glazed window to front, single radiator, fitted wardrobes.

Bathroom 6.29ft x 5.49ft (1.91m x 1.67m)

Double glazed window to side, wash hand basin (set in vanity unit), shower unit, low level wc, double glazed window to side, heated towel rail, cladding to walls and ceiling, extractor fan.

External

Walled surrounds, bushes and shrubs. Shared yard to rear.

PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Mains Gas
Broadband: None
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

Currently 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.

AGENTS NOTE

Titles are being split from flat above, is currently on one title of freehold. Will be leasehold on completion, Tyneside lease 999 years from date of lease completion, no ground rent or service charge.

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.

COUNCIL TAX BAND: A

EPC RATING: C

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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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		