



Beauclerc | Riding Mill | NE44

**£200,000**

Attached bungalow with three bedrooms and low maintenance outside area in a very desirable location on the periphery of Riding Mill.

**RMS** | Rook  
Matthews  
Sayer



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**SEMI-DETACHED BUNGLOW**

**STONE BUILT**

**THREE BEDROOMS**

**DISIRABLE LOCATION**

**NO ONWARD CHAIN**

**CHARACTER BEAMS**

**VALUE-ADDING PROJECT**

**DRIVEWAY**

For any more information regarding the property please contact us today



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Matthews  
Sayer



## PROPERTY DESCRIPTION:

The old adage 'location, location, location' is very appropriate, this character semi-detached bungalow was originally part of a large manor house divided into a handful of smaller, various style dwellings.

The majority of properties in the area sell for twice, three or even four times the value of this property.

Looking for something different then this could be the one.

Oil centrally heated with partial vaulted ceilings with exposed trusses /support beams.

The layout comprises: kitchen with range of pine wall and floor cabinets, split level lounge with twin French doors to garden, three bedrooms and fully tiled bathroom/w/c.

Externally there is a driveway and graveled garden to the front.

Offered with no onward chain.

## INTERNAL DIMENTIONS

Kitchen: 16'1 x 8'10 (4.90m x 2.69m)  
Living Area: 13'10 x 9'11 (4.22m x 3.02m)  
Bedroom One: 12'5 x 8'8 (3.78m x 2.64m)  
Bedroom Two: 10'1 x 5'10 (3.07m x 1.78m)  
Bedroom Three: 13'6 x 7'6 (4.11m x 2.29m)  
Bathroom: 4'0 x 15'9 (1.22m x 4.86m)

## PRIMARY SERVICES SUPPLY

Electricity: Mains (assumed)  
Water: Mains (assumed)  
Sewerage: Mains (assumed)  
Heating: Oil  
Broadband: Fibre (assumed)  
Mobile Signal Coverage Blackspot: No  
Parking: Driveway

All services/appliances have not and will not be tested.

## 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.

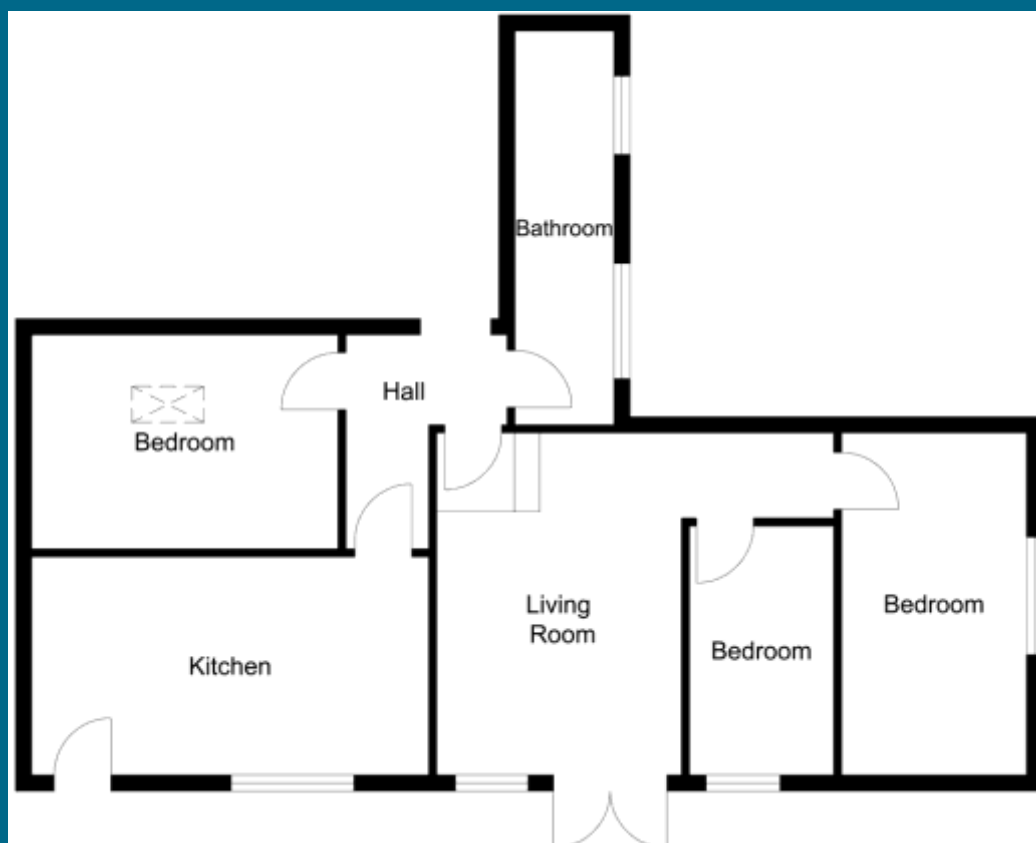
## TENURE

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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

**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.

**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.

