



Millbank Crescent | Bedlington | NE22 5QJ

Offers In Excess Of £75,000

Located in the highly sought-after area of Bedlington, with excellent transport links and a wide range of local amenities close by, this charming two-bedroom flat is offered with no upper chain. The property retains many original features and is sure to appeal to both first-time buyers and investors alike. It boasts a spacious front bedroom with a beautiful bay window, while a second bedroom and a comfortable lounge are situated to the rear. The layout is completed by a well-appointed kitchen and bathroom.

RMS | Rook
Matthews
Sayer



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Ground Floor Flat

Ideal First Time Buy

Two Bedroom

Must Be Viewed

No Onward Chain

EPC:C/ Council Tax:A

Private Yard To Rear

Peppercorn Lease

For any more information regarding the property please contact us today



T: 01670 531114

Bedlington@rmsestateagents.co.uk

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Entrance

UPVC entrance door.

Hallway

Laminate flooring, single radiator, storage cupboard.

Lounge 10.10ft x 13.98ft (3.07m x 4.26m)

Double glazed window to rear, built in storage cupboard, television point.

Kitchen 7.15ft x 9.85ft (2.17m x 2.99m)

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, built in fan assisted oven, electric fan assisted oven with extractor fan above, space for freezer, plumbed for washing machine, laminate flooring, door to rear porch.

Bedroom One 14.15ft x 11.63ft (4.31m x 3.54m)

Double glazed window to front, single radiator, coving to ceiling, television point.

Bedroom Two 10.51ft x 8.06ft (3.20m x 2.45m)

Double glazed window to rear, single radiator.

Bathroom 6.89ft x 5.59ft (2.10m x 1.70m)

Three piece white suite comprising of; panelled bath with electric shower over, wash hand basin, low level wc, double glazed window to side, single radiator, cladding walls and ceiling, extractor fan, vinyl flooring.

External

Low maintenance garden to front. Private yard to rear.

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains Gas

Broadband: Cable

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

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 23.09.1988

No ground rent or service charge

Peppercorn lease

COUNCIL TAX BAND: A

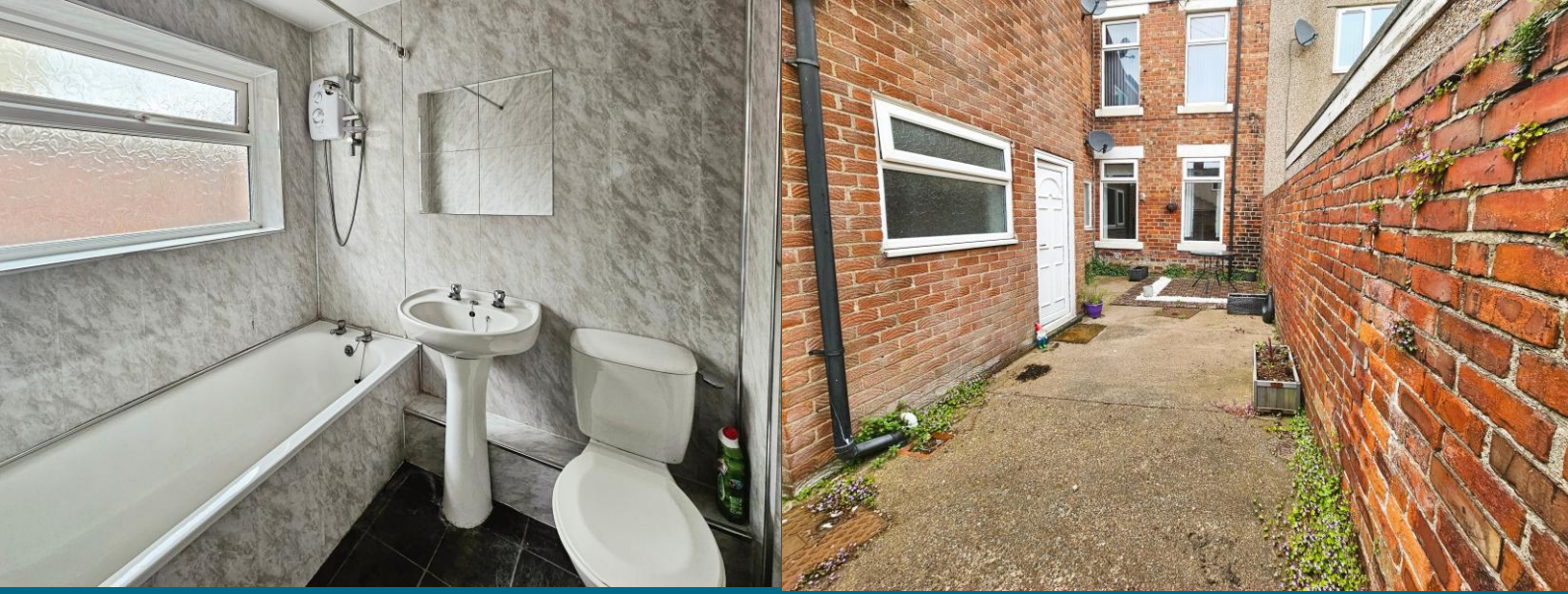
EPC RATING: C

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	75 C
55-68	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.

