



Birtley Crescent | Bedlington | NE22 5BP

**£135,000**

Immaculately presented townhouse situated in the highly sought-after Hirst Head estate, benefiting from excellent transport links and a wide range of local amenities. This property is ideal for first-time buyers, and early viewing is highly recommended to fully appreciate what it has to offer.

The ground floor comprises a welcoming lounge, a convenient downstairs cloakroom, and a modern kitchen/diner with patio doors opening onto the rear garden—perfect for entertaining.

On the first floor, there are two well-proportioned bedrooms and a contemporary family bathroom. The second floor features a spacious third bedroom with excellent storage options.

Externally, the property boasts a double driveway to the front and an enclosed rear garden, offering both privacy and outdoor space for relaxation.

**RMS** | Rook  
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**Townhouse**

**Open Views To The Rear**

**Three Bedroom**

**Kitchen/Diner**

**Downstairs Wc**

**Leasehold 999 years from 01.01.2015**

**Section 106**

**EPC: TBC/ 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: Fibre to cabinet

Mobile Signal Coverage Blackspot: No

Parking: Driveway

**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: 999years from 01.01.2015

Ground Rent: £150.00 per annum. Planned to increase by TBC every 10 years

**COUNCIL TAX BAND: C**

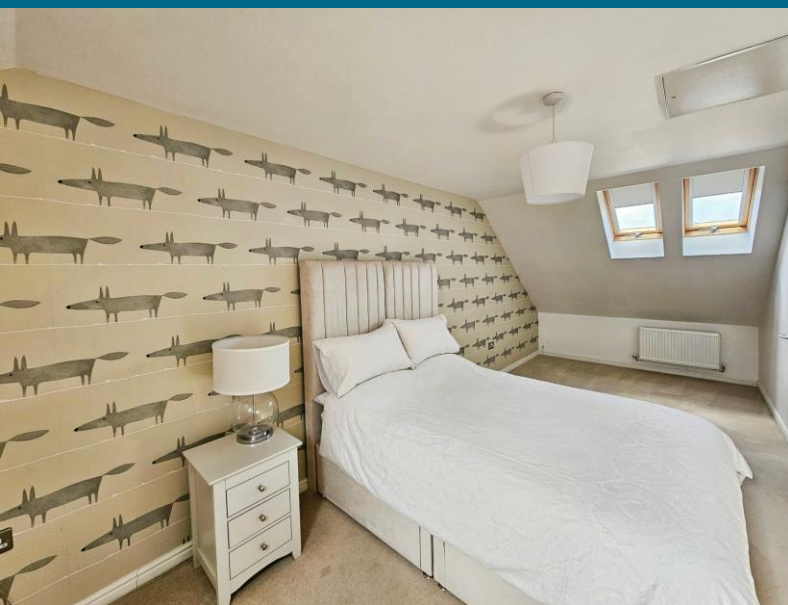
**EPC RATING: TBC**

SBBD008929/SJ07.05.2026.V.2

**T: 01670 531114**

**Bedlington@rmsestateagents.co.uk**

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#### Entrance Porch

Via composite door.

#### Downstairs Wc 4.36ft x 3.69ft (1.32m x 1.12m)

Low level wc, floating wash hand basin, laminate flooring, extractor fan, single radiator, spotlights.

#### Lounge

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

#### Kitchen/ Diner 11.82ft x 8.45ft (3.60m x 2.56m)

Double glazed window to rear, double glazed patio doors 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, tiled splash backs, built in electric fan assisted oven, electric hob with extractor fan above, integrated fridge freezer, washing machine and dishwasher, laminate flooring, spotlights.

#### First Floor Landing

#### Bedroom Two 11.78ft x 10.49ft (3.59m x 3.19m)

Double glazed window to front, single radiator.

#### Bedroom Three 11.85ft x 9.53ft (3.61m x 2.90m)

Double glazed window to rear, single radiator.

#### Bathroom 7.93ft x 5.50ft (2.41m x 1.67m)

Three-piece white suite comprising of; panelled bath with mains shower over, pedestal wash hand basin, low level wc, spotlights, heated towel rail, part tiling to walls, laminate flooring extractor fan.

#### Second Floor Landing

Storage cupboards.

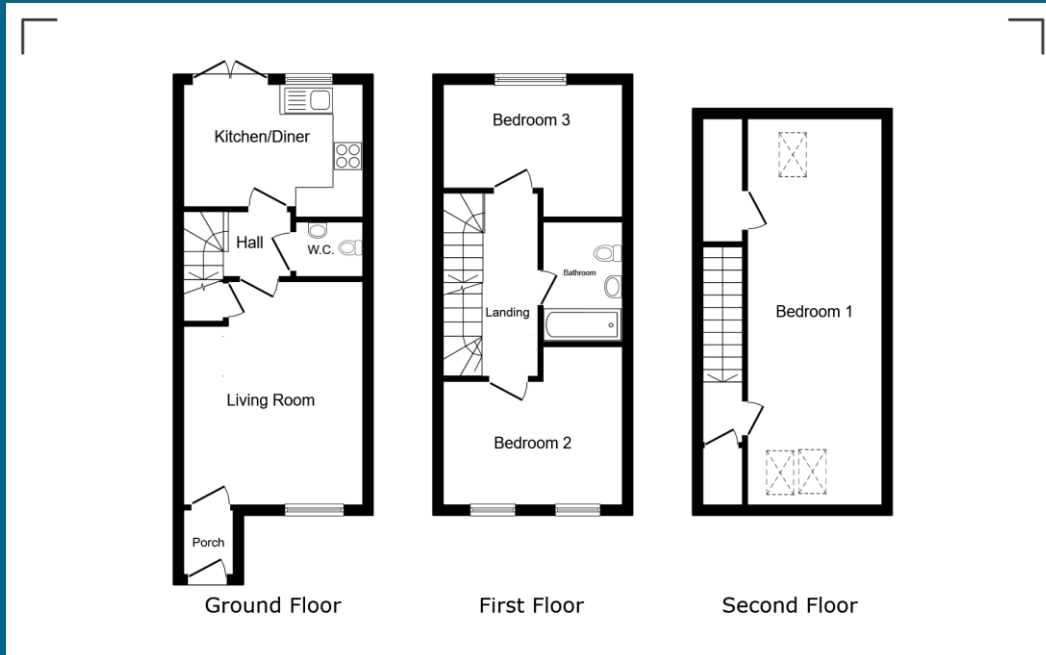
#### Bedroom One 22.04ft x 8.42ft (6.71m x 2.56m)

Three Velux widows built in cupboard, loft access, radiator.

#### External

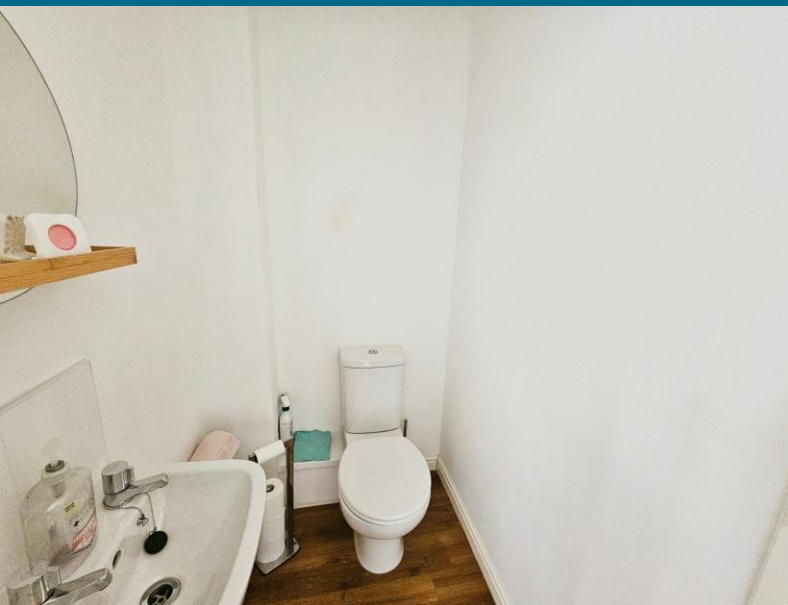
Driveway to front.

Rear garden laid mainly to lawn, patio area, garden shed.



**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.



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