Grange Park Avenue | Bedlington | NE22 7EG

# £135,000

Located in the popular residential area of Bedlington Station, with excellent transport links and easy access to the new train station, this spacious three-bedroom home is ready for its next owner.
The ground floor accommodation comprises a welcoming lounge, separate dining room, and fitted kitchen. To the first floor, there are three well-proportioned bedrooms and a family bathroom.
Externally, the property benefits from a garden to the front, while the rear offers a well-maintained, low-maintenance garden complete with an outbuilding. The property also enjoys a pleasant outlook overlooking the green to the rear.
Offering generous living space in a convenient location, this home is sure to appeal to a range of buyers. Early viewing is highly recommended.

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**Mid Terraced House**

**Three Bedrooms**

**Two Reception Rooms**

**Landscaped Garden**

**Outhouse**

**Popular Location**

**Freehold**

**EPC: D/ 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
Broadband:
Mobile Signal Coverage Blackspot: No
Parking: on street

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

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.

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Entrance
Via UPVC entrance door.
Entrance Hallway
Stairs to first floor landing, single radiator, double glazed window to front.
Lounge 12.96ft x 11.26ft (3.95m x 3.43m)
Double glazed window to rear, double radiator, fire surround with electric fire, television point, coving to ceiling.
Dining Room 10.45ft x 8.47ft (3.18m x 2.58m)
Double glazed window to front, double radiator, coving to ceiling, double radiator, door to:
Kitchen 8.59ft x 8.51ft (2.61m x 2.59m)
Double glazed window to rear, fitted with a range of wall, floor and drawer units with coordinating roll edge work surfaces, stainless steel sink unit and drainer with mixer ta, tiled splash backs, space for cooker and fridge, plumbed for washing machine, laminate flooring, double glazed door to rear.
First Floor Landing
Double glazed window to front, loft access.
Bedroom One 12.53ft x 8.68ft (3.81m x 2.64m)
Double glazed window to rear, single radiator, built in cupboard housing boiler.
Bedroom Two 11.06ft x 10.53ft (3.37m x 3.20m)
Double glazed window to rear, single radiator, two built in cupboards.
Bedroom Three 9.53ft x 8.15ft (2.90m x 2.48m)
Double glazed window to front, single radiator.
Bathroom 9.68m x 6.14ft (2.95m x 1.87m)
Three-piece white suite comprising of, panelled bath with shower over, low level wc, two double glazed windows to front, double radiator, cladding to walls and ceiling.
External
Low maintenance garden to front, bushes and shrubs, flower borders.
Low maintenance rear garden, artificial grass, decking area, water feature, bushes and shrubs, screen fencing, water tap.
Outhouse
Detached outhouse, power and lighting.

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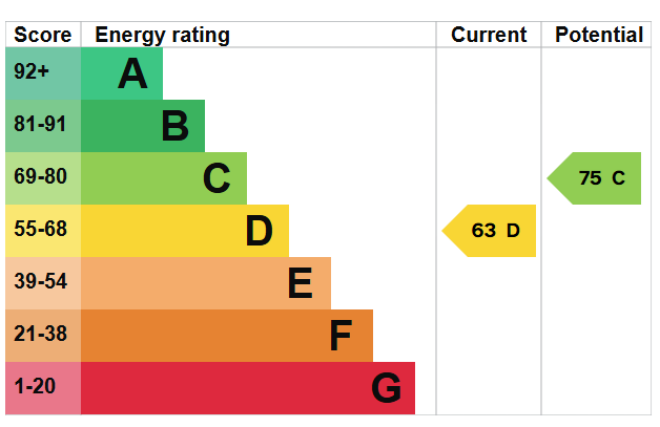


**Money Laundering Regulations** – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

**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.

The Property Ombudsman

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