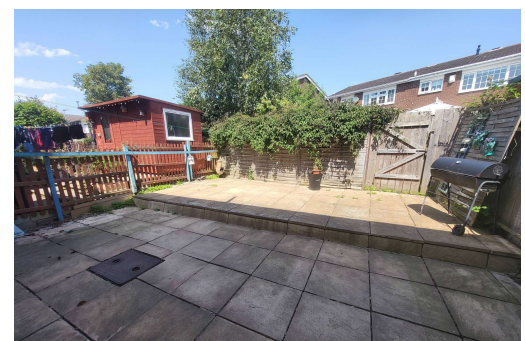




Millfield West Bedlington

Fantastic opportunity to buy this three bedroom semi detached home located in central Bedlington with access to local amenities and transport links. The property briefly comprising of; entrance hall, lounge/diner, fitted kitchen with some appliances, a large utility room. To the first floor are two bedrooms, a bathroom and a staircase that leads to a further loft bedroom. Low maintenance gardens to the front and rear and has the additional benefit of no upper chain. Early viewing is recommended to avoid disappointment.

£110,000



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Millfield West

Bedlington NE22 5EB

Entrance

UPVC entrance door, double glazed window.

Entrance Hallway

Stairs to first floor landing, laminate flooring, single radiator, two storage cupboards.

Lounge 19.99ft x 8.97ft (6.09m x 2.73m)

Double glazed windows to front, double glazed patio doors to rear, single radiator, fire surround with inset and hearth, gas fire.

Kitchen 7.90ft x 8.56ft (2.40m x 2.60m)

Double glazed window to the rear, 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 double oven, gas hob with extractor fan above, integrated fridge/freezer, laminate flooring, double glazed door to side, door to:

Utility Room 10.84ft x 9.80ft (3.30m x 2.98m)

Double glazed window to front, fitted wall and base units, laminate flooring, door to rear garden.

First Floor Landing

Double glazed window to side.

Bedroom One 8.77ft x 9.08ft into wardrobes (2.67m x 2.76m)

Double glazed window to front, single radiator, fitted wardrobes and drawers, built in cupboard with combi boiler.

Bedroom Two 9.88ft x 10.93ft (3.01m x 3.33m)

Double glazed window to rear, single radiator.

Bedroom Three 10.02ft x 8.19ft (2nd floor) (3.05m x 2.49m)

Velux window to rear, double radiator, three built in cupboards.

Bathroom 7.16ft x 5.49ft (2.18m x 1.67m)

Double glazed window to the rear, panelled bath with electric shower over, pedestal wash hand basin, low level wc, double glazed window to rear, heated towel rail, tiled walls, extractor fan.

External

Low maintenance garden to front. Low maintenance rear garden with patio area.

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains Gas

Broadband: Unknown

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

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: E

BD008484SB/SO22.4.25.v.1

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D		
39-54	E	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.

16 Branches across the North-East

