



## Fairway

Wansbeck Estate, Stakeford

- Three Bedroom
- No Onward Chain
- Popular Wansbeck Estate
- Generous rear garden
- Council Tax Band: B/ EPC:C/ Freehold

**£145,000**



01670 531114  
82 Front Street, Bedlington NE22 5UA

ROOK  
MATTHEWS  
SAYER

[www.rookmatthewssayer.co.uk](http://www.rookmatthewssayer.co.uk)  
[bedlington@rmsestateagents.co.uk](mailto:bedlington@rmsestateagents.co.uk)



# Fairway

## Wansbeck Estate, Stakeford

To be sold with no onward chain this three bedroom semi detached property would make a lovely home for those looking in the always sought after Wansbeck estate in Stakeford. In need of some updating the property briefly comprises; entrance porch, hallway, lounge and dining room, kitchen and separate utility room, stairs to the first-floor landing, three good size bedrooms and a four-piece family bathroom. Externally the property has a good size garden to the rear with lawn and patio area and an enclosed garden to the front with driveway leading to the single garage. Close to local schools, shops and amenities this property must be viewed early to avoid disappointment.

### Entrance Porch

UPVC entrance door, double glazed windows, laminate flooring, sliding patio door to:  
**Entrance Hallway**

Stairs to first floor landing, single radiator, storage cupboard (housing electrics)

**Lounge/Dining Room 27'11 max including both bay windows x 11'05 max (8.51m x 3.48m)**

Double glazed bay window to front and rear, two radiators, fire surround, television point, coving to ceiling.

**Kitchen 10'09 x 9'05 including door recess (3.28 x 2.87)**

Double glazed window to rear, double radiator, fitted with a range of wall, floor and drawer units with co-ordinating roll edge work top surfaces, stainless steel sink unit and drainer with mixer tap, tiled splash backs, coving to ceiling, vinyl flooring, door to utility.

### Utility Room

Double glazed window to rear, double glazed door to rear, electric hob with oven and grill, vinyl flooring, plumbed for washing machine, double radiator.

### First Floor Landing

Double glazed window to the side, built in storage cupboard housing combi boiler.

### Loft

Insulated.

**Bedroom One 11'07 x 7'11 + door recess + wardrobes (3.53m x 2.41m)**

Double glazed window to front, single radiator, fitted wardrobes and drawers, coving to ceiling.

**Bedroom Two 11'07 x 10'10 (3.35m x 3.30m)**

Double glazed window to rear, single radiator, television point.

**Bedroom Three 8'09 x 7'08 max (2.67m x 2.33m)**

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

**Bathroom/ Wc 8'07 x 5'05 (2.62m x 1.65m)**

Four-piece white suite comprising of; panelled bath, shower cubicle, low level wc, wash hand basin (set in vanity unit), spotlights, double glazed window to rear, double radiator, tiling to walls, extractor fan.

### External

Front garden laid mainly to lawn, bushes and shrubs, driveway leading to garage. To the rear, garden laid mainly to lawn, patio area, bushes and shrubs, water tap, garden shed.

Attached single garage with electric door, power and lighting.

### 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: C/ EPC Rating: B BD007848/CM/SO/06.10.23/V.1**



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	69 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.

**16 Branches across the North-East**

