



Hartford Road East Bedlington

- Traditional build semi-detached
- No onward chain
- Three bedrooms
- Driveway and garage
- EPC:D/Council Tax:B/ Freehold

Offers In Excess Of £160,000



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ROOK
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SAYER

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Hartford Road East

Bedlington

Entrance

UPVC entrance door.

Entrance Hallway

stairs to first floor landing, single radiator.

Lounge 15'00 into bay x 14'02 including alcove (4.57m x 4.32m)

Double glazed bay window to front, double radiator, television point.

Dining Room/ second reception room 11'01 x 12'02 (3.38m x 3.71m)

Sliding patio doors, double radiator, television point, marble fireplace with gas fire.

Kitchen 8'03 + door recess x 16'03 (2.52m x 4.95m)

Double glazed window to rear, double radiator, fitted with a range of wall, floor and drawer units with co-ordinating work top surfaces, stainless steel sink unit and drainer with dual taps, tiled splash backs, double oven, electric hob, space for fridge/freezer, plumbed for washing machine, double glazed door to rear.

First Floor Landing

Double glazed window to side, loft access, single radiator.

Bedroom One 12'00 into alcove x 15'02 into bay (3.66m x 4.62m)

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

Bedroom Two 11'11 into alcove x 11'09 (3.63m x 3.58m)

Double glazed window to rear, single radiator, fitted wardrobes, coving to ceiling.

Bedroom Three 9'06 x 8'05 (2.90m x 2.57m)

Double glazed window to front, single radiator.

Bathroom

Two-piece coloured suite comprising of; panelled bath, pedestal wash hand basin, double glazed window to rear, single radiator, part tiling to walls.

W.C

Low level wc, double glazed window, part tiled.

External

Front garden laid mainly to lawn, gated access, driveway leading to garage.

Rear Garden laid mainly to lawn, patio area, bushes and shrubs, side access to front.

Garage

Attached single garage.

PRIMARY SERVICES SUPPLY

Electricity: mains

Water: mains

Sewerage: mains

Heating: mains

Broadband: none

Mobile Signal Coverage Blackspot: no

Parking: garage and driveway providing off street parking.

MINING

The property is not known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and confirmation should be sought from a conveyancer as to its effect on the property, if any.

TENURE

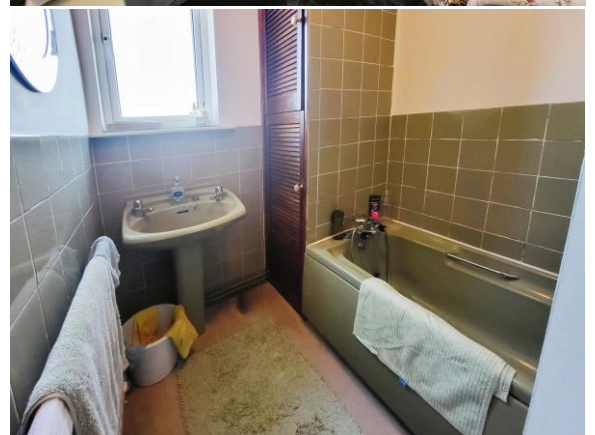
Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

COUNCIL TAX BAND: B

EPC RATING: D

BD007944CM/SO7.2.24.V.2

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	63 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.

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