

## **Moorland Villas**

**Bedlington** 

- Semi Detached House
- Attached Garage
- Two Bedroom
- Front & Rear Gardens
- EPC: D/ Council Tax:B/ Freehold

# Offers In The Region Of £130,000







# **Moorland Villas**

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#### **Entrance**

UPVC entrance door.

#### **Entrance Hallway**

stairs to first floor landing.

#### Lounge 14'6 x 11'6 (4.42m x 3.51m)

Double glazed bay window to front, double radiator, fire surround with electric fire inset and hearth, television point, coving to ceiling.

#### Dining Room 11'5 x 8'7 (3.48m x 2.62m)

Double glazed window to rear, double radiator, cupboard.

#### Kitchen 9'2 x 8'8 (2.79m x 2.64m)

Double glazed window to rear, fitted with a range of wall, floor and drawer units with co-ordinating work top surfaces, twin circular stainless steel sink unit, tiled splash backs, built in electric fan assisted oven, gas hob, space for fridge, plumbed for washing machine, double glazed door to rear.

### **First Floor Landing**

Double glazed window to rear, loft access.

#### Bedroom One 15'1 x 11'10 (4.60m x 3.61m)

Two double glazed windows to front, two radiators, fitted wardrobes, built in cupboard, television point.

#### Bedroom Two 15'1 x 11'10 (4.60m x 3.61m)

Double glazed window to rear, double radiator, fitted wardrobes.

#### Bathroom/Wc 8'7 x 5'1 (2.62m x 1.55m)

Three-piece white suite comprising of; shower cubicle (electric shower), low level wc, double glazed window to rear, heated towel rail, part tiling to walls, tiled flooring.

#### **External**

Low maintenance garden to the front, bushes and shrubs, walled surrounds, driveway leading to garage. To the rear, low maintenance garden, gravelled area. Attached single garage, electric garage door, housing combi boiler, lighting.

### PRIMARY SERVICES SUPPLY

Electricity: mains
Water: mains
Sewerage: mains
Heating: mains
Broadband: fibre (cabinet)
Mobile Sianal Coverage Blackspot: no

Mobile Signal Coverage Blackspot: no

Parking: garage and driveway providing off street parking.

#### MINING

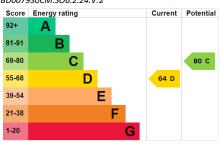
The property is not known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and confirmation should be sought from a conveyancer as to its effect on the property, if any.

#### 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

#### BD007930CM.SO6.2.24.V.2











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