



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



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ROOK
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SAYER

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Moorland Villas

Bedlington

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 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.S06.2.24.V.2

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	64 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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