



Longstone Crescent Beadnell

- Semi-detached
- Three bedrooms
- Conservatory
- Coastal village location
- Garage and driveway
- No chain

Guide Price: **£ 199,950**

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18 Longstone Crescent, Beadnell, Chathill, Northumberland NE67 5AL

Available with no upper chain, a three bedroom semi-detached house located in the popular coastal village of Beadnell in Northumberland. The property has the benefit of a detached garage and a conservatory extension at the rear. The rocky coastline with sandy coves is just at the end of the street, and the centre of the village is within walking distance. Having been used as a rental property, the house is now ready for a new owner to enhance the accommodation on offer and would make a fantastic family home by the sea.

HALL

Double glazed entrance door | Radiator | Understairs Cupboard | Staircase to first floor | Doors to lounge and kitchen

LOUNGE

17' 11" x 11' 5" into alcove (5.46m x 3.48m into alcove)

Double glazed window | Radiator | Double glazed sliding patio doors | Inglenook style fireplace with stone flagged hearth | Storage cupboard housing hot water tank

CONSERVATORY

13' 4" x 7' 4" (4.06m x 2.23m)

Double glazed windows | Radiator | Tiled floor | Wall light

KITCHEN

11' 4" x 8' 10" (3.45m x 2.69m)

Double glazed window | Kitchen units | Stainless steel sink | Space for washing machine | Space for fridge/freezer | Space for electric cooker | Extractor hood | Part tiled walls | Radiator | Wood panelling to wall and ceiling

FIRST FLOOR LANDING

Double glazed window | Loft access hatch

BEDROOM ONE

10' 3" x 10' 7" (3.12m x 3.22m)

Double glazed window | Radiator | Fitted wardrobes and drawers

BEDROOM TWO

9' 1" x 9' 11" (2.77m x 3.02m)

Double glazed window | Radiator

BEDROOM THREE

6' 11" x 9' 11" (2.11m x 3.02m)

Double glazed window | Radiator

BATHROOM

Double glazed frosted window | Close coupled W.C. | Pedestal wash hand basin | Bath | Tiled walls | Tiled floor | Shaver point

GARAGE

16' 0" x 9' 11" (4.87m x 3.02m)

Up and over door | Light and power

EXTERNALLY

Lawned front garden | Driveway leading to garage | Rear garden

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Oil

Broadband: None

Mobile Signal / Coverage Blackspot: No

Parking: Garage and driveway 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 E

AL008646/DM/RJ/25.03.2024/V1

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D		
39-54	E	40 E	
21-38	F		
1-20	G		

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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

