



Terrier Close Bedlington

- Three Bedroom
- Currently tenanted (can be sold with sitting tenants)
- Drive To Rear
- Priced To Sell
- Council Tax Band: A/ EPC:D/ Freehold

Auction Guide Price: £50,000+



01670 531114
82 Front Street, Bedlington NE22 5UA

ROOK
MATTHEWS
SAYER

www.rookmatthewssayer.co.uk
bedlington@rmsestateagents.co.uk

Terrier Close

Bedlington, NE22 5JP

To be sold with no onward chain this three-bedroom mid terrace property is available for viewings now. Close to good road and transport links there is also good access to Stead Lane Primary school and is only a short distance to the main town centre of Bedlington. With double glazing and gas central heating the property comprises briefly; lounge, kitchen dining room, stairs to the first-floor landing, three bedrooms and a family bathroom. Externally there is an enclosed garden to the front and a driveway to the rear for off street parking. Priced with some refurbishments in mind this property must be viewed to appreciate.

Entrance

UPVC entrance door.

Entrance Hallway

Stairs to first floor landing, laminate flooring.

Lounge 12'09 x 10'03 max (3.89m x 3.12m)

Double glazed window to front, fire surround, electric fire, laminate flooring.

Kitchen 11'04 x 16'11 (3.45m x 5.16m)

Two double glazed windows to the 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, space for fridge/freezer, plumbed for washing machine, laminate flooring, double glazed door to the rear.

First Floor Landing

Loft access.

Bedroom One 12'11 x 11'02 max (3.94m x 3.40m)

Double glazed window to the front, single radiator, slinging door fitted wardrobe.

Bedroom Two 12'11 x 9'03 (3.94m x 2.82m)

Double glazed window to the rear, single radiator, built in cupboard.

Bedroom Three 8'02 x 8'07 (2.48m x 2.62m)

Double glazed window to the front, single radiator, laminate flooring.

Bathroom/wc 5'09 x 8'01 (1.75m x 2.46m)

Three-piece white suite comprising of; panelled bath with mains shower over, low level wc, two double glazed windows to the rear, double radiator, part tiling to walls, vinyl flooring.

External

Front garden laid mainly to lawn, walled surrounds. Drive to the rear.

Agents Note: Please be advised, we have been made aware this is a steel framed property.

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: A / EPC Rating: D BD007896/CM/SO/1.12.23/V.1



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	62 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

