Wanny Road

Bedlington

- Extended Semi-Detached House
- Three double bedrooms
- Utility room and downstairs WC
- Multi-Car parking
- EPC:C/ Council Tax: A/Freehold

£150,000

ROOK MATTHEWS SAYER

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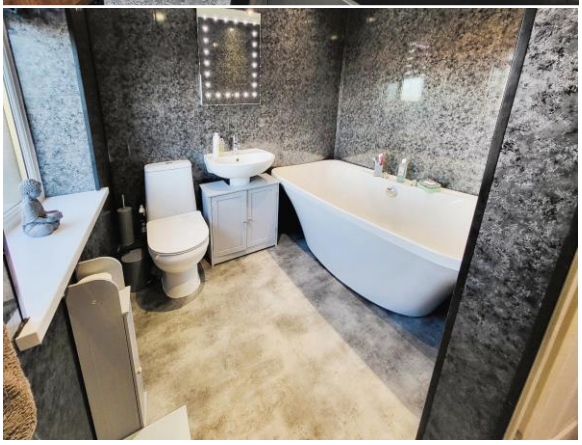
Entrance
Entrance door.
Entrance Hallway
Stairs to first floor landing, single radiator, wood flooring.
Cloaks/Wc
Low level wc, wash hand basin (set in vanity unit), extractor fan, part tiling to walls, single radiator, spotlights.
Lounge 10'04ft x 10'09ft (3.15m x 3.28m)
Double glazed window to rear, double radiator, wood floor, television point, door to garden.
Dining Room- L – Shape 11'09ft x 19'07ft inc alcove (3.58m x 5.97m)
Two double glazed windows to rear, two double radiators, wood flooring.
Kitchen 11'00ft x 8'03ft (3.35m x 2.52m)
Double glazed window to front, fitted with a range of wall, floor and drawer units with co-ordinating work top surfaces, stainless steel sink unit and drainer with mixer tap, built in electric fan assisted oven, gas hob extractor fan above, wine cooler, under unit's lights, spotlights.
Utility Room
Double glazed windows to front, space for fridge/freezer, plumbed for washing machine, double radiator, tiled flooring.
First Floor Landing
Two double glazed windows front, built in storage cupboard housing combi boiler.
Loft
Boarded, pull down ladders, lighting and power, insulated.
Bedroom One 12'02ft x 8'04ft + wardrobes (3.71m x 2.54m)
Double glazed windows, single radiator, sliding doors fitted wardrobes.
Bedroom Two 12'00ft x 9'00ft (3.66m x 2.74m)
Double glazed window to rear, single radiator.
Bedroom Three 10'10ft x 9'02ft (3.30m x 2.79m)
Double glazed windows to rear, single radiator, loft access.
Bathroom 11'07ft max x 6'09ft (3.53m x 2.06m)
Four-piece white suite comprising of; freestanding bath, pedestal wash hand basin, shower cubicle, low level wc, double glazed window to front, heated towel rail, cladding to walls and ceiling, extractor fan, vinyl flooring.
External
Multi car driveway, hot and cold taps to front. Low maintenance garden to rear, Indian sandstone paved, electric point.



PRIMARY SERVICES SUPPLY
Electricity: Mains
Water: mains
Sewerage: mains
Heating: mains
Broadband: Fibre
Mobile Signal Coverage Blackspot: No
Parking: driveway

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: A
EPC RATING: C

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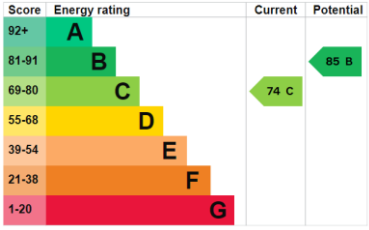

Important Note: Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements 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

The Property Ombudsman