



Willowbrook Close Bedlington

- Detached House
- Three Bedroom
- Downstairs Wc
- Detached Garage
- EPC: C/ Council Tax:C/ Freehold

Offers In The Region Of £170,000



01670 531 114
82 Front St, Bedlington, NE22 5UA

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

Willowbrook Close

Bedlington

Entrance

UPVC entrance door.

Entrance Hallway

stairs to first floor landing, LVT flooring.

Downstairs Wc 4'85ft x 2.88ft (1.21m x 0.06m)

Low level wc, wash hand basin (set in vanity unit), double glazed window to front, part tiling to walls, LVT flooring, towel radiator.

Lounge 12'23ft max x 13'62ft max (L-Shaped) (3.65m x 3.96m)

Double glazed window to front, single radiator, television point, doors to kitchen.

Kitchen 10'50ft max x 15'41ft (3.04m x 4.57m)

Double glazed window to rear, radiator, fitted with a range of wall, floor and drawer units with co-ordinating straight edge work top surfaces, co-ordinating splash backs, co-ordinating sink unit drainer with mixer tap, induction electric hob with extractor fan above, electric oven, integrated dishwasher and microwave, plumbed for washing machine, storage cupboard, spotlights, double glazed door to side, double glazed patio doors to rear.

First Floor Landing

Double glazed door to side, built in storage cupboard.

Loft

Boarded, pull down ladders, lighting and power.

Bedroom One 13'38ft into recess x 9'10ft (3.96m x 2.74m)

Double glazed window to front, double radiator.

Bedroom Two 10'03 into recess x 9'13ft (3.04m x 2.74m)

Double glazed window to rear, single radiator.

Bedroom Three 6'11ft x 8'89ft (1.82m x 2.43m)

Double glazed window to front, single radiator, built in cupboard.

Bathroom/Wc 6'03ft x 5'47ft (1.82m x 1.52m)

Three piece white suite comprising; panelled bath with mains shower over, wash hand basin (set in vanity unit), low level wc, spotlights, double glazed window to rear, heated towel rail, laminate flooring, extractor fan.

External

Driveway to front. Rear garden laid mainly to lawn, decking area, access to garage at rear of garden. Detached single garage with up and over door, power and lighting, French doors to side.

Parking for two cars in front of garage.

PRIMARY SERVICES SUPPLY

Electricity: mains

Water: mains

Sewerage: mains

Heating: mains

Broadband: fibre

Mobile Signal Coverage Blackspot: no

Parking: garage, allocated parking bay - driveway

MINING

The property is 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.

ACCESSIBILITY

This property has accessibility adaptations:

- Step free access to front door.

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: C

EPC RATING:C

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	76 C	
55-68	D		
39-54	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.

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