



## Millfield Court Bedlington

Chain free and ready to view, we have a feeling this property won't be on the market long! Well located for access to Bedlington's main street the property is conveniently located for access to nearby schools, shops and amenities and would be an ideal first time buy/starter family home for those looking in the area. Extended to the rear to add a downstairs w.c and porch/utility area the accommodation comprises briefly; spacious lounge with double doors to the kitchen and open plan dining room, stairs to the first floor landing, three good size bedrooms and a shower room. Externally there is an enclosed garden to the rear with single attached garage for off street parking. Early viewings are essential to avoid disappointment.

**Offers In The Region Of £150,000**



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# Millfield Court

Bedlington, NE22 5EP

## Entrance

UPVC entrance door.

## Entrance Hallway

Stairs to first floor landing, single radiator, storage cupboard.

## Downstairs Wc

Double glazed window, wash hand basin and low level wc (set in vanity unit), cladding to walls.

**Lounge 11'11ft x 16'05ft max** (3.63m x 5.00m)

Double glazed window to front, double radiator, fire surround, electric fire, television point, coving to ceiling.

**Dining Room 11'07ft x 19'03ft** (3.53m x 5.87m)

Double glazed window to rear, double radiator, fitted with a range of wall, floor and drawer units with co-ordinating roll edge work surfaces, stainless steel sink unit and drainer with mixer tap, built in electric fan assisted oven, electric hob with extractor fan above, plumbed for dishwasher, vinyl floor, storage cupboard, coving to ceiling.

## Utility Room/ Rear Porch

Double glazed window, double glazed door to garden, plumbed for washing machine, tiled flooring.

## First Floor Landing

Loft access, built in storage cupboard, housing combi boiler.

**Bedroom One 12'00ft x 12'00ft** (3.66m x 3.66m)

Double glazed window to front, single radiator, fitted with wardrobes, coving to ceiling.

**Bedroom Two 12'00ft x 8'08ft** (3.66m x 2.64m)

Double glazed window to rear, single radiator, fitted wardrobes, coving to ceiling.

**Bedroom Three 8'06ft x 8'00ft max** (2.59m x 2.44m)

Double glazed window to front, single radiator, coving to ceiling.

**Bathroom 5'08ft x 7'11ft max** (1.73m x 2.41m)

White suite comprising of shower cubicle (mains shower), wash hand basin, shower cubicle, low level wc, double glazed window, single radiator, part tiling to walls, vinyl floor.

## External

Patio area to rear, shrubs.

## Garage

Detached single garage with up and over door.

## PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains Gas

Broadband: None

Mobile Signal Coverage Blackspot: No

Parking: Garage

## MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

## RISKS

Known safety risks at property (asbestos etc...): yes, vendor advised asbestos present. (verge board to utility room roof).

## 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

BD008464CM/so7.4.25.v.1

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 80 C      |
| 55-68 | D             | 66 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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