



Blagdon Court | Bedlington | NE22 5YP

Offers In Excess Of £140,000

Priced to sell this deceptively spacious detached bungalow is ready to view now. Close to local shops and amenities the property is ideally located for road and rail links and would make a lovely purchase for those looking to move to one floor accommodation. In need of some updating the property has a generous plot size and comes with ample off street parking with a driveway and garage. The property is double glazed and has gas central heating and comprises briefly; entrance hall to the front leading to a spacious lounge and dining room, kitchen, conservatory, three bedrooms and a shower room. Externally there are nicely established gardens to the front and rear and a driveway leads to the single garage to the rear. Early viewings are strongly advised.

ROOK
MATTHEWS
SAYER

**3****1****1****Detached Bungalow****Front & Rear Garden****Three Bedroom****Garage****Chain Free****Freehold****Sought Afternoon Location****EPC: D/ Council Tax:B**

For any more information regarding the property please contact us today

Entrance Porch

UPVC entrance door.

Hallway

Storage cupboard housing combi boiler.

Lounge/Dining Room 9'10ft x 21'04ft (2.74m x 6.40m)

Double glazed window to front, two single radiators, television point.

Kitchen 10'07ft x 12'03ft (3.04m x 3.65m)

Double glazed window to front, single radiator, fitted with a range of wall, floor and drawer units with coordinating roll edge work surfaces, stainless steel sink unit and drainer with mixer tap, tiled splash backs, space for cooker, plumbed for washing machine. Rear UPVC door leading to conservatory with external exit.

Bedroom One 12'10ft x 9'09ft max (3.65m x 2.74m)

Double glazed window to rear, radiator, fitted wardrobes drawers and vanity, television point.

Bedroom Two 9'09ft x 9'09ft (2.74m x 2.74m)

Double glazed window to rear, single radiator, fitted wardrobes and drawers, television point.

Bedroom Three 9'11ft x 5'11ft (2.74m x 1.52m)

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

Bathroom 6'10ft x 6'02ft (1.82m x 1.82m)

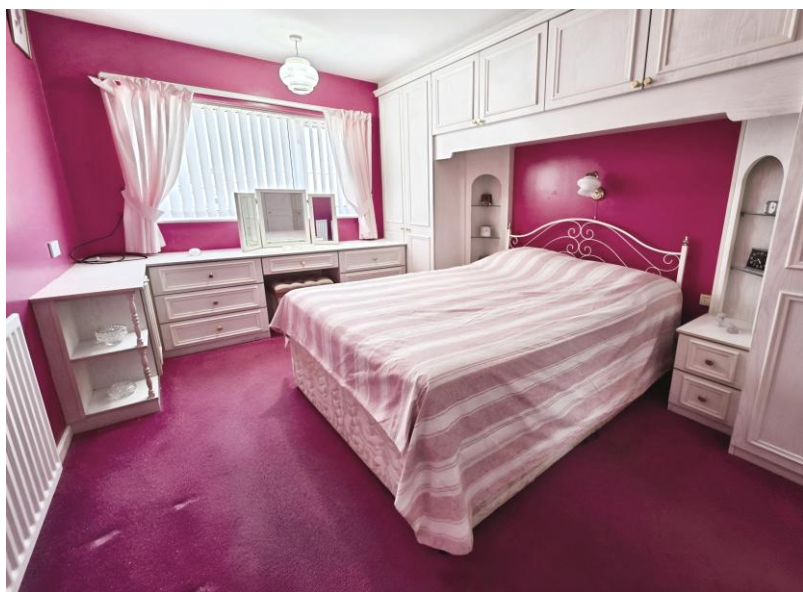
Three piece coloured suite comprising of; shower cubicle with mains showers, low level wc, double glazed window, single radiator, tiled walls.

External

Front garden laid mainly to lawn, bushes and shrubs. Rear garden laid mainly to lawn, bushes and shrubs, driveway leading to garage.

Garage

Attached single garage, up and over door, power and lighting.



01670531114

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PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains

Broadband: None

Mobile Signal Coverage Blackspot: No

Parking: Garage and driveway

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.

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

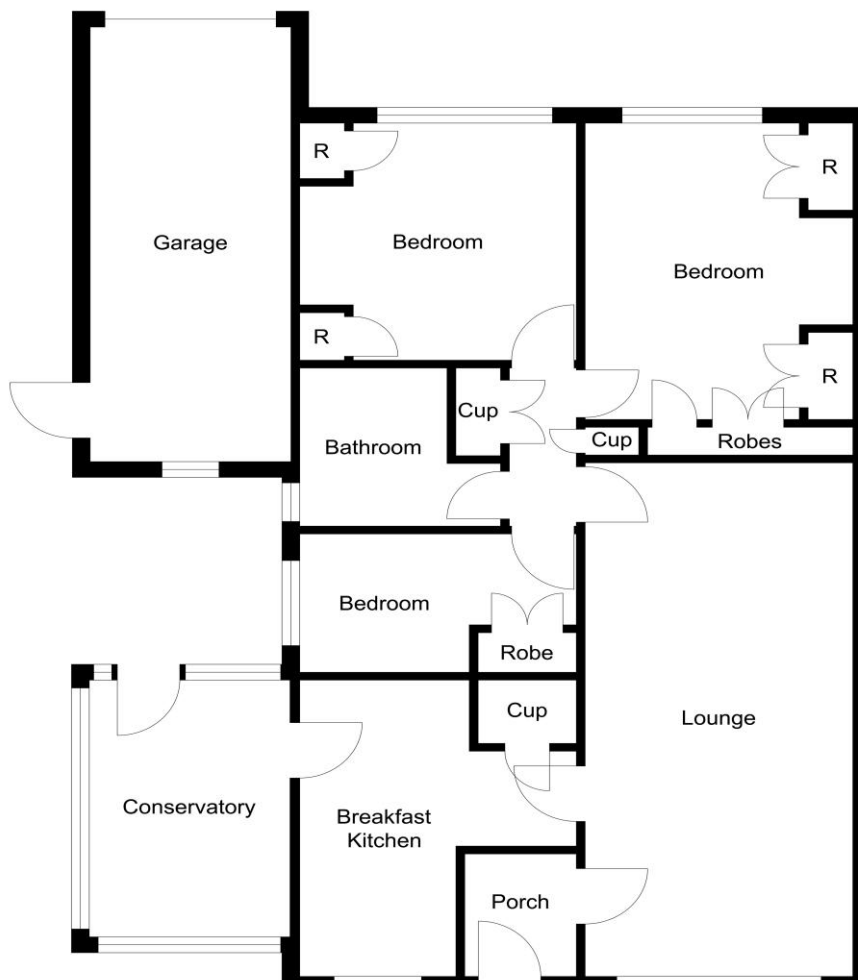
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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



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.