



Balmoral Close | Bedlington | NE22 5YD

£215,000

With modern presentation throughout and a fabulous rear kitchen/family room extension to the rear this three bedroom link detached property will be very popular! Well located for access to local schools, shops and amenities the property is only a short walk to the new Bedlington Station platform ready for the Northumberland Line train for those commuting into Newcastle city centre and beyond. With a recently installed kitchen, bathroom the property has also benefitted from a new roof and the addition of a handy utility room and downstairs w.c. to name just a few of the upgrades. Fully double glazed the accommodation comprises briefly; entrance hallway, lounge, open plan family kitchen area with bi-folding doors to the rear garden, utility room and downstairs w.c and access to the converted garage room (currently a games room) stairs to the first floor landing, three bedrooms and a modern family bathroom. Externally there is an enclosed garden to the rear and a multi-car block paved driveway to the front. early viewings are strongly advised to avoid disappointment.

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Detached House

Modern Throughout

Three Bedroom

Downstairs Wc

Extended To Rear

EPC: C/ Council Tax:B

Bi Fold Doors To Rear Garden

Freehold

For any more information regarding the property please contact us today

Entrance

Via composite door, double glazed windows.

Entrance Hallway

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

Downstairs Wc

Low level wc, wash hand basin (set in vanity unit), double glazed window, heated towel rail.

Lounge 14'00ft x 11'04ft + media wall (4.26m x 3.35m)

Double glazed bay window to front, radiator, electric fire, quality flooring.

Kitchen 19'02ft x 21'01ft max (5.79m x 6.40m)

Bi folding doors to rear garden, fitted with a range of wall, floor and drawer units with co-ordinating roll edge work surfaces, co-ordinating sink unit and drainer with mixer tap, built in electric fan assisted oven, induction hob with extractor fan above, skylights, integrated fridge/freezer, microwave, spotlights, two feature radiators, quality flooring, spotlights.

Utility Room 15'10ft x 7'08ft + recess (4.57m x 2.13m)

Fitted wall and base units and work surface, space for dryer, plumbed for washing machine, feature radiator, skylights, door to converted garage.

First Floor Landing

Double glazed window to side, loft access, built in storage housing combi boiler.

Bedroom One 12'02ft x 11'03ft + Wardrobes (3.65m x 3.35m)

Double glazed window to front, single radiator, sliding mirror fitted wardrobes.

Bedroom Two 12'03ft max x 8'11ft (3.65m x 2.43m)

Double glazed window to rear, double radiator.

Bedroom Three L Shape 8'05ft x 8'05ft max (2.43m x 2.43m)

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

Bathroom 5'06ft x 8'01ft (1.52m x 2.43m)

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

External

Multi car driveway to front. Low maintenance rear garden, patio area.

Garage 17'08ft x 7'08ft (5.18m x 2.13m)

Double radiator, double glazed window, spotlights.

T: 01670 531114

Bedlington@rmsestateagents.co.uk

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PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Mains Gas
Broadband: Fibre
Mobile Signal Coverage Blackspot: No
Parking: 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

Spray foam in loft space

COUNCIL TAX BAND: B

EPC RATING: C

BD008530CM/SJ10.06.25.v.1



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	76 C
55-68	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



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