



Hollymount Terrace -Bedlington
NE225AL

£95,000



Mid Terrace House

Three Bedroom

Downstairs Wc

No Onward Chain

Garden

EPC: D/ Council Tax:A



Entrance Porch

Via UPVC entrance door, double glazed door, double glazed windows.

Downstairs Wc 5'10ft x 5'4'03ft (1.52m x 1.21m)

Low level wc, double glazed window, single radiator.

Lounge 16'04ft x 17'11ft into recess (4.87m x 5.18m)

Double glazed window to front, radiator, fire surround, storage cupboard, television point.

Kitchen 9'00ft x 17'02ft (2.74m x 5.18m)

Double glazed window to rear, fitted with a range of wall, floor and drawer units with co-ordinating roll edge work surfaces, stainless steel sink unit and drainer, tiled splash backs, built in electric fan assisted oven, gas hob with extractor fan above, space for fridge/freezer, laminate flooring, coving to ceiling, combi boiler.

First Floor Landing

Loft access.

Bathroom One 8'11ft x 15'06ft (2.43m x 4.57m)

Double glazed window to front, single radiator.

Bedroom Two 10'00ft x 10'04ft max (3.04m x 3.04m)

Double glazed window to rear, single radiator.

Bedroom Three 12'05ft x 8'06ft L Shape (3.65m x 2.43m)

Double glazed window to rear, single radiator.

Bathroom 9'11ft x 6'06ft (2.74m x 1.82m)

Three piece white suite comprising of; corner panelled bath with electric shower over, wash hand basin, low level wc, double glazed window, single radiator, tiled flooring, cladding to walls, extractor fan.

External

Front garden laid mainly to lawn, patio area. Yard to rear.

PRIMARY SERVICES SUPPLY

Electricity: Disconnected

Water: Disconnected

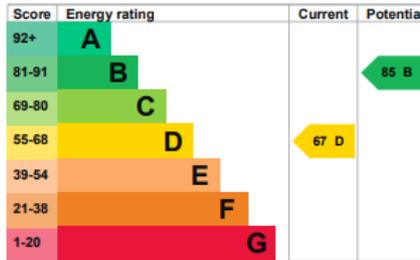
Sewerage: Disconnected

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

EPC:D/ Council Tax:A

BD008507CM/SJ06.06.25.v.1



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.

T: 01670 531114

Bedlington@rmsestateagents.co.uk

