



Waverley Avenue | Bedlington | NE22 5HF

# Offers In Excess Of £125,000

The vendor has updated this property to a good standard and we would recommend early viewing to appreciate this. The property is located in the popular estate in Bedlington with open views over the green and is close to transport links and schools. To the first floor is a lounge, and kitchen/diner with patio doors to the rear garden, to the first floor you will find three bedrooms and a family bathroom. This would make an ideal first time buyer home.

ROOK  
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**Semi Detached House**

**Outside Storage**

**Three Bedroom**

**Ideal First Time Buy**

**Well Presented**

**Freehold**

**Kitchen/ Diner**

**EPC:C/ Council Tax: A**

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, laminate flooring, single radiator, storage cupboard, window to front.

#### Lounge 12.54ft x 13.20ft (3.82m x 4.02m)

Double glazed window, double radiator, television point, coving to ceiling, double doors to:

#### Kitchen/Diner 18.82ft x 9.92ft (5.73m x 3.02m)

Double glazed window to the rear, double radiator, 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, tiled splash backs, space for cooker, plumbed for washing machine and dishwasher, tiling to floor, double glazed patio doors to rear.

#### First Floor Landing

Double glazed window to side, loft access.

#### Bedroom One 12.57ft x 12.59ft (3.28m x 2.83m)

Double glazed window, single radiator, built in cupboard, coving to ceiling, television point.

#### Bedroom Two 10.79ft x 9.31ft (3.28m x 2.83m)

Double glazed window to rear, single radiator, built in cupboard, coving to ceiling, television point.

#### Bedroom Three 9.18ft x 7.45ft (2.79m x 2.27m)

Double glazed window, single radiator, built in cupboard, coving to ceiling.

#### Bathroom 6.22ft x 7.67ft (1.89m x 2.33m)

Three piece white suite comprising of; wash hand basin (set in vanity unit), low level wc, L Shape panelled bath with rainfall shower head above, double glazed window to rear, single radiator, tiling to walls and flooring, extractor fan.

#### External

Low maintenance garden to front, paved, fencing. To the rear low maintenance garden, decking area, two outhouses providing storage.

**T: 01670531114**

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#### PRIMARY SERVICES SUPPLY

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

#### 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: A

EPC RATING: C

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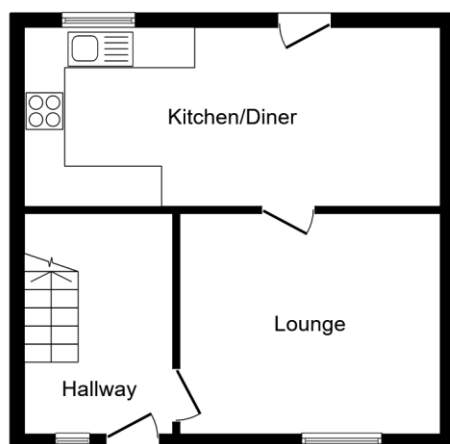


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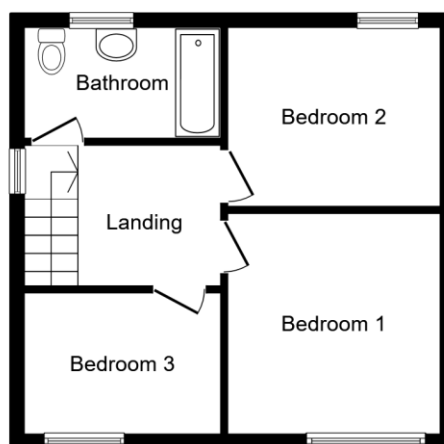
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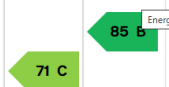
Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

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



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