



Alfred Avenue | Bedlington | NE22 5AZ

# Offers In The Region Of £80,000

Beautifully presents ground floor flat located in the heart of Bedlington with transport links and local amenities on the doorstep. This home has been tastefully updated and benefits from a new modern kitchen and bathroom that will appeal to everyone. It offers two bedrooms lounge, kitchen and bathroom internally and externally has a shared rear yard and private front garden. This is a perfect first home for someone trying to get onto the property ladder and must be viewed.

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**Ground Floor Flat**

**Shared Yard To Rear**

**Two Bedroom**

**Council Tax: A**

**Excellent Condition**

**EPC:D**

**New Kitchen & Bathroom**

**Leasehold – peppercorn lease**

For any more information regarding the property please contact us today

Entrance

Via composite door.

Entrance Hallway

Tiled flooring, double radiator, storage cupboard.

Lounge 10.54ft x 12.15ft (3.21m x 3.70m)

Double glazed window to rear, double radiator, television point, telephone point, spotlights.

Kitchen 10.97ft x 4.25ft (3.34m x 1.29m)

Double glazed window to 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, built in electric fan assisted oven, induction hob with extractor fan above, integrated fridge freezer and microwave, tiling to floor, spotlights, double glazed door to rear.

Bedroom One 12.06ft x 10.56ft into wardrobes (3.67m x 3.21m)

Double glazed window to front, double radiator, fitted wardrobes and drawers, television point, spotlights.

Bedroom Two 8.82ft x 8.22ft (2.68m x 2.50m)

Double glazed window to rear, double radiator, built in cupboard, spotlights.

Bathroom 7.57ft x 5.57ft (2.30m x 1.69m)

Three piece white suite comprising of; panelled bath with mains shower over, wash hand basin (Set in vanity unit), low level wc, spotlights, double glazed window to rear, single radiator, part tiling to walls, tiled flooring.

External

Shared yard to the rear.

**T: 01670 531114**

**Bedlington@rmsestateagents.co.uk**

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#### PRIMARY SERVICES SUPPLY

Electricity: Mains  
Water: Mains  
Sewerage: Mains  
Heating: Gas Central Heating  
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.

#### ACCESSIBILITY

This property has accessibility adaptations:  
Suitable for wheelchair users, level access.

#### TENURE

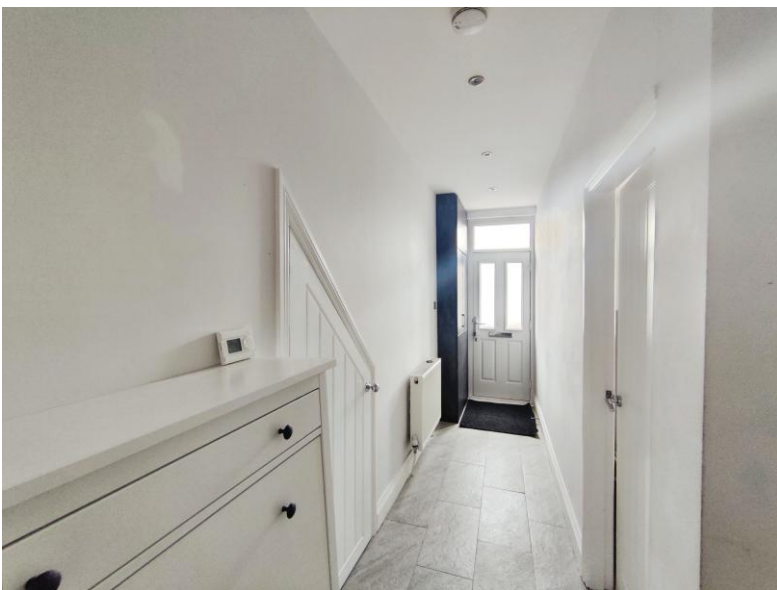
Leasehold. It is understood that this property is leasehold. Should you decide to proceed with the purchase of this property, the Tenure and associated details and costs must be verified by your Legal Advisor before you expend costs.

Length of Lease 999 years from 15/06/1987  
Ground Rent: N/a  
Service Charge: N/a  
Peppercorn Lease

#### COUNCIL TAX BAND: A

#### EPC RATING: D

BD008584SB/SJ24.07.2025.V.1.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	65 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.

