



Forum Court | Bedlington | NE22 6LH

**£220,000**

We are thrilled to present this delightful detached bungalow that is now available for sale. Nestled in a sought-after location, it's just a stone's throw away from convenient public transport links and local amenities, making it perfectly positioned for all your needs.

This charming property offers three bedrooms, kitchen, lounge/diner, family bathroom, conservatory and utility and extra WC.

The bungalow is in need of a little modernising, providing a wonderful opportunity for you to infuse your own style and taste into your new home. The potential is limitless and once completed, you will truly have a home that reflects your personality.

The property falls under the Council Tax Band D, just another detail to note in this promising property. This delightful bungalow holds great potential and is waiting for the perfect buyer to transform it into a dream home. Don't miss out on this golden opportunity. Get in touch today to arrange a viewing.

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## Detached Bungalow

**Three Bedroom**

**Conservatory**

**Driveway & Garage**

## Utility Room

**Sought After Location**

**Council Tax:D/ EPC:C**

**Freehold**

For any more information regarding the property please contact us today

### Entrance

UPVC entrance door.

### Cloaks/Wc

Low level wc, wash hand basin (set in vanity unit), tiled flooring.

### Lounge 17.16ft x 17.2ft L Shape (5.23m x 5.24m)

Double glazed window to front, double radiator, fire surround with inset and hearth, electric fire, television point, telephone point, coving to ceiling, ceiling rose, door to kitchen.

### Kitchen 9.45ft x 11.45ft (2.88m x 3.48m)

Double glazed window to side, fitted with a range of wall, floor and drawer units with co-ordinating roll edge work surfaces, stainless steel 1.5 bowl sink unit and drainer with mixer tap, tiled splash backs, space for cooker, space fridge/freezer, tiling to floor, coving to ceiling, single glazed door to utility room.

### Utility Room 5.76ft x 4.44ft (1.75m x 1.35m)

Double glazed window to side, plumbed for washing machine, single radiator, tiled flooring, door to wc.

### Conservatory 20.29ft x 15.99ft (6.18m x 4.87m)

Dwarf wall, double glazed windows, two ceiling fans, single radiator.

### Bedroom One 14.63ft x 8.52ft into wardrobes (4.45m x 2.59m)

Double glazed window to rear, single radiator, fitted wardrobes and drawers, built in cupboard, coving to ceiling.

### Bedroom Two 11.40ft x 8.77ft (3.47m x 2.67m)

Double glazed window, single radiator.

### Bedroom Three 9.79ft x 8.78ft (2.98m x 2.67m)

Double glazed window to front, single radiator.

### Bathroom 9.24ft x 5.59ft (2.81m x 1.70m)

Three piece white suite comprising of; panelled bath, pedestal wash hand basin, shower cubicle, low level wc, spotlights two double glazed windows to the side, heated towel rail, tiled walls, tiled flooring.

### External

Front garden laid mainly to lawn, bushes and shrubs, flower borders, block paved driveway. Rear garden laid mainly to lawn, flower beds, bushes and shrubs, water tap, two garden sheds, electric.

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### PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains Gas

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

*'The sale of this Property is subject to Grant of Probate. Please seek an update from the Branch with regards to the potential timeframes involved.'*

COUNCIL TAX BAND: D

EPC RATING: C

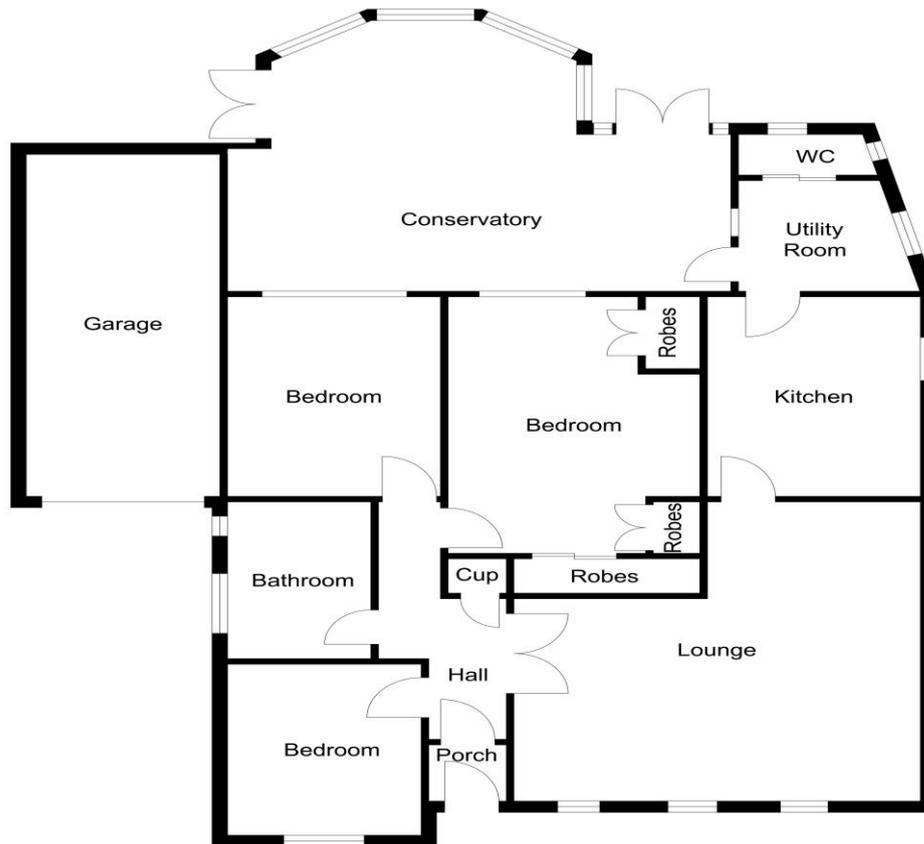
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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 84 B      |
| 69-80 | C             | 69 C    |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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