



Barley Grove | Bedlington | NE22 6BT

£175,000

Located in the popular Broadoaks development in Bedlington we offer for sale this well maintained and updated semi detached home. The property comprises of lounge/diner, kitchen and downstairs cloaks. To the first floor you have three bedrooms master with en-suite and a family bathroom. Externally it has private rear gardens that has been updated with decking and seating area with a shed, and the front and a double length driveway and gardens. We would highly recommend viewing to appreciate this lovely house.

ROOK
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**3****1****2****Semi Detached House****En Suite****Popular Broadoakes Estate****Lounge/Diner****Downstairs Wc****Freehold****Three Bedroom****EPC:B/ Council Tax:C**

For any more information regarding the property please contact us today

Entrance

Via Composite door.

Entrance Hallway

Stairs to first floor landing, laminate flooring, double radiator.

Downstairs Wc 6.64ft x 2.94ft (2.02m x 0.89m)

Low level wc, laminate flooring, double glazed window, spotlights.

Lounge/ Diner 14.82ft x 16.50ft (4.51m x 5.02m)

Double glazed patio doors to rear, double radiator, built in storage cupboard, television point.

Kitchen 7.51ft x 10.63ft (2.28m x 3.24m)

Double glazed window to front, 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 double oven, integrated fridge/freezer, washing machine and dishwasher, laminate flooring, spotlights.

First Floor Landing

Loft access, built in storage cupboard.

Bedroom One 10.49ft x 11.49ft (3.19m x 3.50m)

Double glazed window, double radiator, built in cupboard, television point.

En-Suite 5.60ft x 6.70ft (1.70m x 2.04m)

Double glazed window, low level wc, pedestal wash hand basin, extractor fan, shower cubicle, heated towel rail, spotlights, laminate floor.

Bedroom Two 10.79ft x 5.87ft into wardrobes (3.28m x 1.78m)

Double glazed window, single radiator, fitted wardrobes.

Bedroom Three 7.16ft x 6.68ft (2.18m x 2.03m)

Double glazed window, single radiator.

Bathroom 7.56ft x 5.62ft (2.30m x 1.71m)

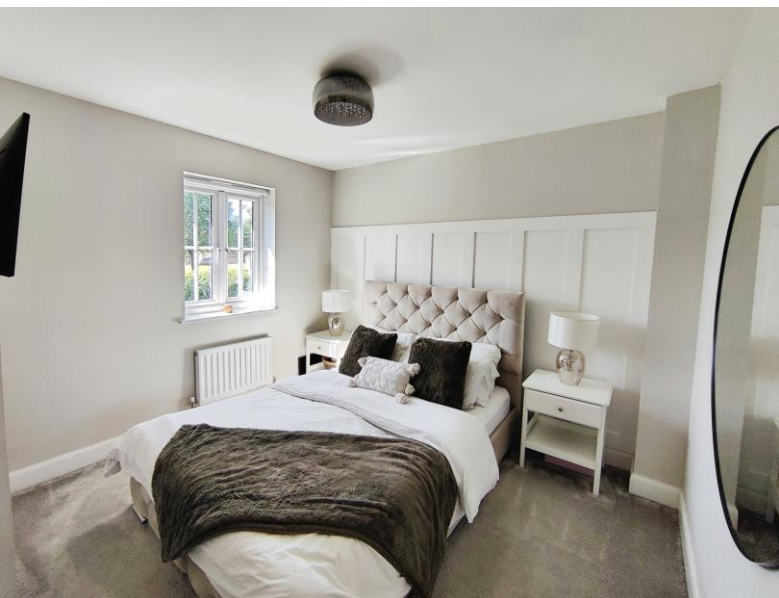
Three piece white suite comprising of; panelled bath, wash hand basin (set in vanity unit), low level wc, spotlights, heated towel rail, part tiling to walls, extractor fan.

External

Double length block paved driveway to front, lawn area. Rear garden laid mainly to lawn decking area, garden shed.

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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

3 years remaining on NHBC guarantee.

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:
Level access.

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: C

EPC RATING: B

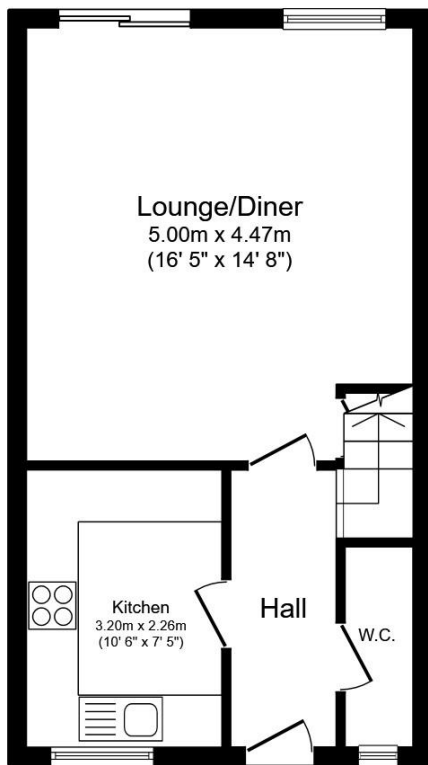
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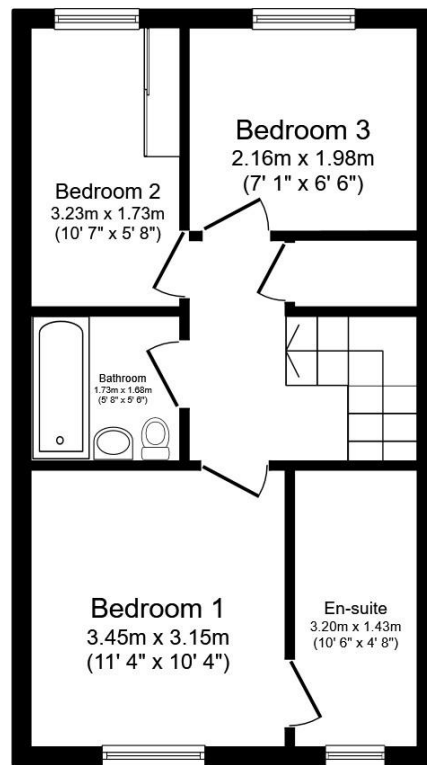
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Ground Floor

Floor area 37.1 sq.m. (400 sq.ft.)



First Floor

Floor area 37.1 sq.m. (400 sq.ft.)

Total floor area: 74.2 sq.m. (799 sq.ft.)

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,

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	83 B	
69-80	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



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.

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