



Birtley Crescent | Bedlington | NE22 5BP

£225,000

Updated and beautifully presented family home located in the sought after estate of Hirst Head Bedlington positioned on the fringes of the open space of Gallagher Park with its walks and wildlife, this lovely home ticks all the boxes. The current owners have opened up the living space on the ground floor to make open plan living which makes it light and airy. Upstairs offers three bedrooms with ensuite to bedroom one and a family bathroom. Externally a double driveway to the front with access to the garage and to the rear a well maintained patio and garden area. Viewing is a must to appreciate the work the current vendors have put into this lovely home.

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Semi Detached House

En-Suite To Master

Open Plan Living

Garage & Gardens

Downstairs Wc

Leasehold – 999 years from 01.01.2015

Three Bedroom

EPC: B/ Council Tax:C

For any more information regarding the property please contact us today

Entrance

Via composite door.

Entrance Hallway

LVT flooring, single radiator, storage cupboard.

Downstairs Wc 4.61ft x 2.98ft (1.40m x 0.09m)

Low level wc, pedestal wash hand basin, extractor fan, single radiator, LVT Flooring.

Lounge 24.25ft x 11.68ft Open Plan (7.39m x 3.56m)

Double glazed window to front, double glazed patio doors to rear, double radiator, television point, telephone point, LVT flooring.

Kitchen/ Diner 7.61ft x 18.86ft (2.31m x 5.74m)

Double glazed window to rear, fitted with range of wall, floor and drawer units with co-ordinating roll edge work surfaces, co-ordinating sink unit and drainer with mixer tap, built in electric fan assisted oven, gas hob with extractor fan above, space for fridge freezer, plumbed for washing machine, LVT flooring, spotlights.

First Floor Landing

Loft access, built in storage cupboard.

Bedroom One 13.93ft x 9.50ft (4.24m x 2.89m)

Two double glazed window to front, single radiator.

En-Suite 6.74ft x 4.64 (2.05m x 1.41m)

Double glazed window to front, low level wc, pedestal wash hand basin, single radiator, extractor fan, shower cubicle (mains shower), part tiling to walls, vinyl flooring.

Bedroom Two 11.31ft x 8.68ft (3.44m x 2.64m)

Double glazed window to rear, single radiator, television point.

Bedroom Three 9.91ft x 7.91ft (3.02m x 2.41m)

Double glazed window to rear, single radiator, fitted wardrobes and drawers.

Bathroom 8.71ft x 5.64ft (2.65m x 1.71m)

Three piece white suite comprising of; panelled bath, pedestal wash hand basin, low level wc, double glazed window to side, single radiator, part tiling to walls, vinyl flooring, extractor fan.

External

Low maintenance front garden, driveway leading to garage. Rear garden laid mainly to lawn, screen fencing, water tap.

Garage (half converted into Cake Shop)

Attached single garage, power and lighting.

Room Used As Cake Shop 7.84ft x 9.79ft (2.38m x 2.98m)

Sink unit and benches.

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: 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.

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 01/01/2015
Ground Rent: £150.00 per annum.

COUNCIL TAX BAND: C
EPC RATING: B

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Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	82 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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