



Millbank Terrace | Bedlington | NE22 5BY

£55,000



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First Floor Flat

Two Bedroom

Two Reception Rooms

Sold As Seen

Popular Street

Ideal Investment/ First Time Buy

Leasehold

EPC:C/ Council Tax:A

ROOK
MATTHEWS
SAYER

Entrance

UPVC entrance door.

Entrance Hallway

Stairs to first floor landing.

Dining Room 14'05ft x 12'04ft max (4.26m x 2.65m)

Double glazed window to rear, gas fire.

Lounge 13'04ft x 14'05ft (3.96m x 4.26m)

Double glazed bay window to front, double radiator, coving to ceiling.

Kitchen 9'06ft x 6'01ft (2.74m x 1.82m)

Double glazed window to rear, fitted with a range of wall, floor and drawer units with co-ordinating roll edge work surfaces, stainless-steel sink unit and drainer with mixer tap, tiled splash backs, built in electric fan assisted oven, electric hob with extractor fan above, integrated fridge freezer, plumbed for washing machine, tiling to floor, door to rear stairs.

First Floor Landing

Loft access, single radiator, laminate flooring.

Bedroom Two L Shape 10'01ft x 7'05 (3.04m x 2.14m)

Double glazed window to front, single radiator, laminate flooring.

Bedroom One 11'01ft x 8'04ft (3.35m x 2.43m)

Double glazed window to rear, double radiator, laminate flooring.

Bathroom 5'08ft x 4'10ft (1.52m x 1.21m)

Double glazed window, shower cubicle (mains shower), wash hand basin, shower cubicle, low level wc, radiator, tiling to floor and walls.

PRIMARY SERVICES SUPPLY

Electricity: unknown

Water: unknown

Sewerage: unknown

Heating: unknown

Broadband: none

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

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 June 1990

No ground rent or service charge.

Peppercorn lease.

COUNCIL TAX BAND: A

EPC RATING: C

BD008679CM/SJ23.10.2025.V.1

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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ROOK
MATTHEWS
SAYER



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		