



Pioneer Terrace | Bedlington | NE22 5PW

# Offers In Excess Of £120,000

Ideal investment opportunity for first time buyers or investors. Located in the popular residential area of Bedlington with excellent transport links and amenities close by. This spacious home can be kept as a three/four bedroom house or converted into two flats like others on the street. The ground floor has lounge, dining room, kitchen, bedroom/study and bathroom. The first floor has four bedrooms one being single and the other three being double. Externally private yard to the rear housing two outhouses with power and plumbing and across the lane it has a substantial garden. Viewing is essential to appreciate the opportunity with this home.

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**Mid Terraced House**

**No Onward Chain**

**Two Reception Rooms**

**Excellent Transport Links**

**Four Bedroom**

**Substantial Garden**

**Ideal Investment/ First Time Buy**

**EPC: TBC/ Council Tax: A**

For any more information regarding the property please contact us today

#### Entrance

Via UPVC entrance door.

Lounge 15.00ft x 11.00ft x 11.25ft (4.57m x 3.42m)

Double glazed window to front, double radiator, fire surround with gas fire, built in storage cupboard, picture rail.

Dining Room 14.74ft x 14.53ft (4.49m x 4.42m)

Double glazed window to rear, double radiator, fireplace with gas fire, built in cupboard.

Third Reception Room/ Bedroom 11.64ft x 7.46ft (3.54m x 2.27m)

Double glazed window to front, single radiator, coving to ceiling.

Kitchen 9.27ft x 7.37ft (2.82m x 2.24m)

Double glazed window to rear, single radiator, 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/ tiled walls, built in electric fan assisted oven, gas hob with extractor fan above, integrated fridge, lino flooring.

#### First Floor Landing

Loft access.

Bedroom One 11.05ft x 15.04ft (3.36m x 4.58m)

Double glazed window to front, single radiator.

Bedroom Two 13.98ft x 11.88ft (4.26m x 3.62m)

Double glazed window to rear, built in cupboard.

Bedroom Three 11.68ft x 7.70ft (3.56m x 2.34m)

Double glazed window to front, single radiator, coving to ceiling.

Bedroom Four 6.44ft x 5.29ft (1.96m x 1.61m)

Double glazed window to rear, housing boiler.

#### Bathroom/Wc

Three piece white suite comprising of panelled bath with electric shower over, wash hand basin, low level wc, double glazed window to side, double radiator, tiling to walls, lino flooring.

#### External

Rear outhouse, plumbed for washer and dryer.

Rear garden over the back lane, laid mainly to lawn, bushes and shrubs.

**T: 01670 531114**

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#### PRIMARY SERVICES SUPPLY

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

#### ACCESSIBILITY

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: A

EPC RATING: TBC

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"DoubleClick Insert Picture"  
FLOORPLAN TO FOLLOW

"DoubleClick Insert Picture"  
EPC RATING TO FOLLOW

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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.

