



Knaresborough Close | Bedlington | NE22 6NT

# Offers In Excess Of £235,000

Located in the heart of the Hazelmere Estate this three bedroomed detached home will make a perfect family home for someone. The estate is popular with families as has excellent transports links, schools and amenities close by. The property has been reconfigured to make a larger kitchen dining area. The ground floor has dual aspect lounge, kitchen/diner and a downstairs cloaks. The first floor has three double bedrooms master with en-suite and a family bathroom. Externally it has a driveway and garden to front and an enclosed garden to rear. Viewing is essential to appreciate this home.

**RMS** | Rook  
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**Detached Family Home**

**Double driveway**

**Three Bedroom**

**Popular Hazelmere Estate**

**Downstairs Wc**

**Freehold**

**En-Suite To Master**

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

For any more information regarding the property please contact us today

#### PRIMARY SERVICES SUPPLY

Electricity: Mains  
Water: Mains  
Sewerage: Mains  
Heating: Mains Gas  
Broadband: Fibre to premises  
Mobile Signal Coverage Blackspot: No  
Parking: Driveway & garage (part converted)

#### 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: C

EPC RATING: C

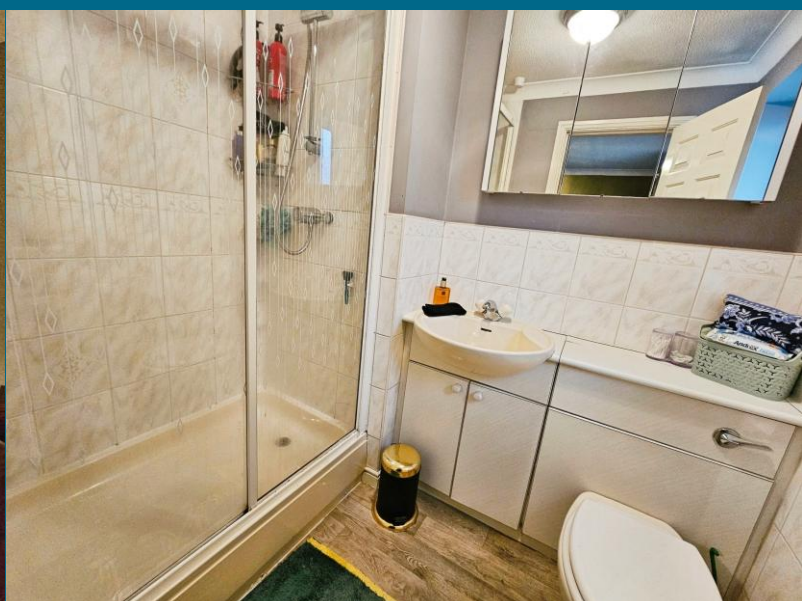
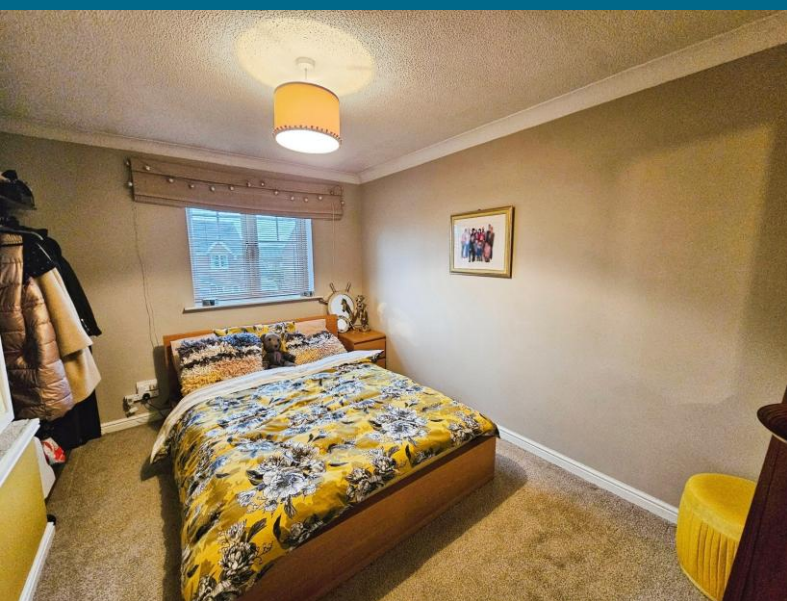
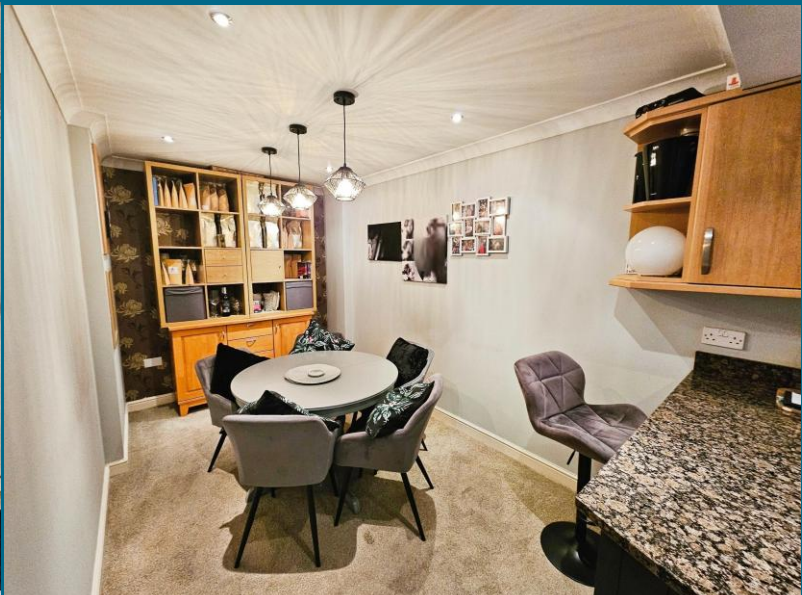
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**T: 01670 531114**

[Bedlington@rmsestateagents.co.uk](mailto:Bedlington@rmsestateagents.co.uk)

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### Entrance

Via composite door.

### Entrance Hallway

Stairs to first floor landing, single radiator.

### Downstairs Wc 5.82ft x 2.61ft (1.77m x 0.79m)

Double glazed window, low level wc, wash hand basin (set in vanity unit), part tiling to walls.

### Lounge 22.75ft x 10.68ft (6.93m x 3.25m)

Double glazed window to front, double glazed patio doors to rear, two single radiators, television point, coving to ceiling.

### Kitchen 23.27ft x 11.67ft (7.09m x 3.55m)

Double glazed window to rear, single 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, built in electric fan assisted oven, gas hob with extractor fan above, space for fridge, plumbed for washing machine, tiling to floor, coving to ceiling, spotlights, double glazed window to rear.

### First Floor Landing

Loft access.

### Bedroom One 11.05ft x 11.35ft into wardrobes (3.36m x 3.45m)

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

### En-Suite 6.91ft x 5.15ft (2.10m x 1.56m)

Double glazed window to rear, low level wc, wash hand basin (set in vanity unit), single radiator, extractor fan, shower cubicle (mains shower), part tiling to walls.

### Bedroom Two 12.29ft x 10.05ft (3.74m x 3.06m)

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

### Bedroom Three 10.88ft into wardrobes x 9.44ft (3.31m x 2.87m)

Double glazed window to front, single radiator, fitted wardrobes and drawers, coving to ceiling.

### Bathroom 10.32ft x 6.10ft (3.14m x 1.85m)

Double glazed window, panelled bath, low level wc, single radiator, part tiling to walls, storage cupboard.

### External

Double driveway to front. Rear garden laid mainly to lawn, bushes and shrubs, screen fencing, gravelled area. Electric charging point to side.

### Garage

Attached single garage (part converted) with up and over door, power and lighting.

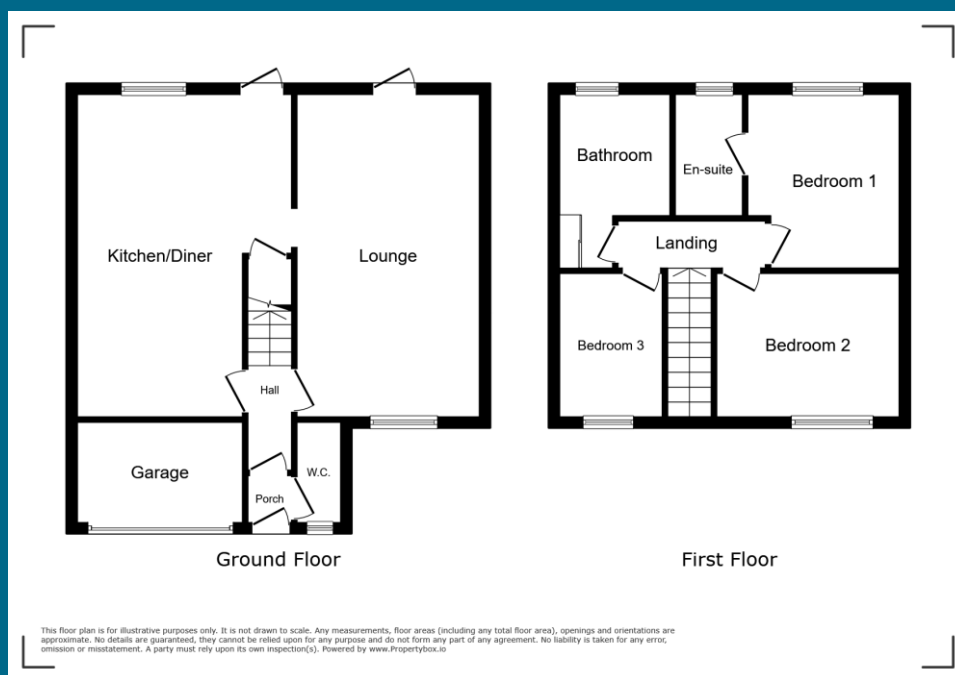
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

