



Nether Riggs | Bedlington | NE22 5SJ

Offers In Excess Of £190,000

Fantastic home located in the popular residential area in the heart of Bedlington with excellent transport links and amenities close by. This home is offered with no upper chain and will appeal to all buyers looking for a ready to move into home. The property comprises of lounge/diner, kitchen and utility room with access to the garage. The first floor has two double bedrooms and an updated family bathroom. Externally a low maintenance rear garden and the front offers off street parking leading to garage. We anticipate this to be very popular and early viewing is advised.

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Semi Detached House

Close To Bedlington Town Centre

Two Double Bedrooms

Garage & Gardens

No Onward Chain

Freehold

Sought After Location

EPC: C/ Council Tax:B

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.

Lounge/Diner 26.39ft x 10.56ft (8.04m x 3.21m)

Double glazed window to front, double glazed doors to rear, double radiator, television point.

Kitchen 9.96ft x 5.85ft (3.03m x 1.78m)

Double glazed window to rear, double 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, built in double oven, electric hob with extractor fan above, laminate flooring, spotlights, door to garage and utility.

Utility Room 10.93ft x 5.52ft (3.33m x 1.68m)

Double glazed window to side, fitted base units and work surface, stainless steel sink unit with mixer taps, plumbed for washing machine, double radiator, tiled flooring.

First Floor Landing

Double glazed window to side, loft access.

Bedroom One 10.05ft x 13.12ft (3.06m x 3.99m)

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

Bedroom Two 13.70ft x 13.43ft (4.17m x 4.09m)

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

Bathroom 6.47ft x 5.59ft (1.97m x 1.70m)

Three piece white suite comprising; shower cubicle (electric shower), wash hand basin (set in vanity unit), shower cubicle, low level wc, spotlights, double glazed window to rear, heated towel rail, vinyl flooring, tiled walls, extractor fan.

External

Low maintenance garden to front, bushes and shrubs, block paved driveway leading to garage.

Low maintenance garden to the rear, flower beds, bushes and shrubs, gravelled area.

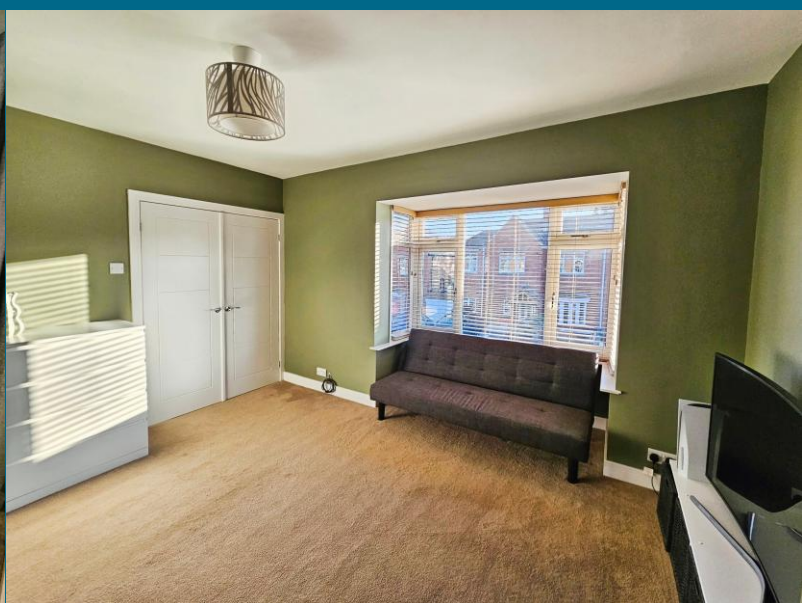
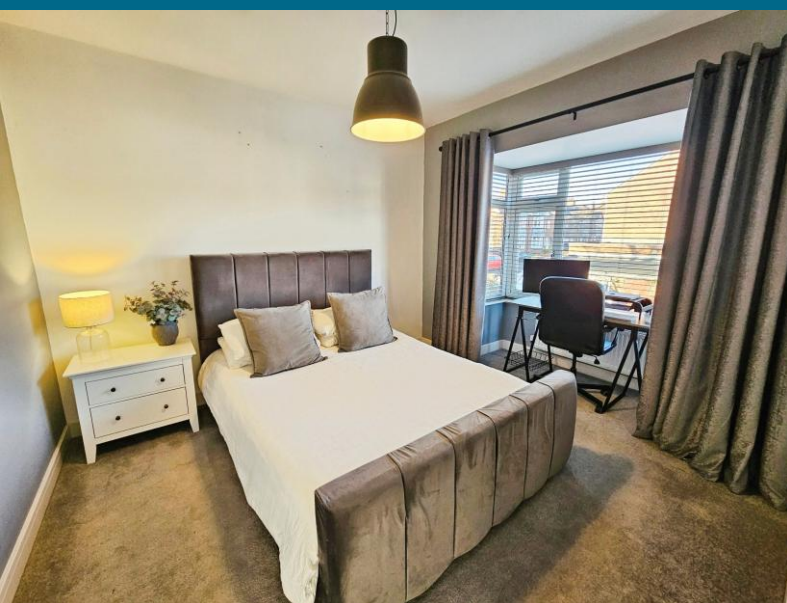
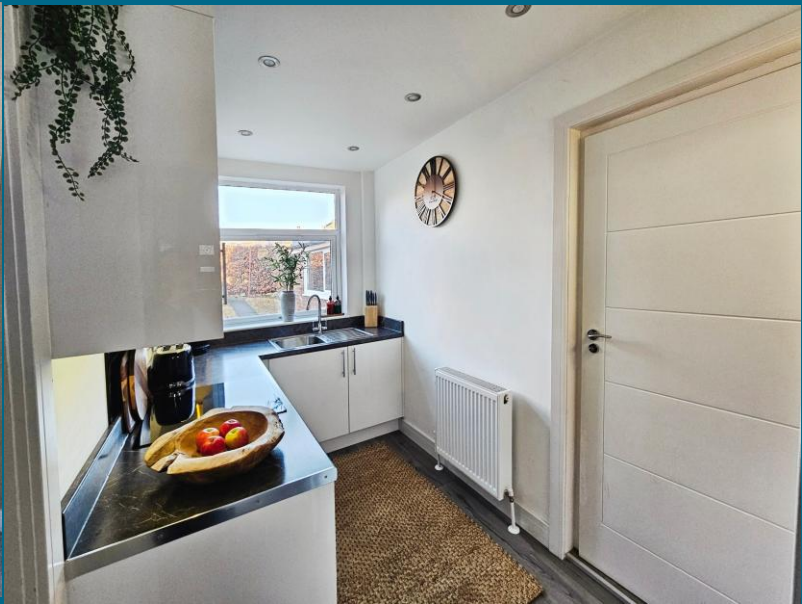
Garage

Attached single garage with up and over door, power and lighting.

T: 01670 531114

Bedlington@rmsestateagents.co.uk

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PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Mains Gas
Broadband: Fibre to premises
Mobile Signal Coverage Blackspot: No
Parking: Garage & 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.

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: B

EPC RATING: C

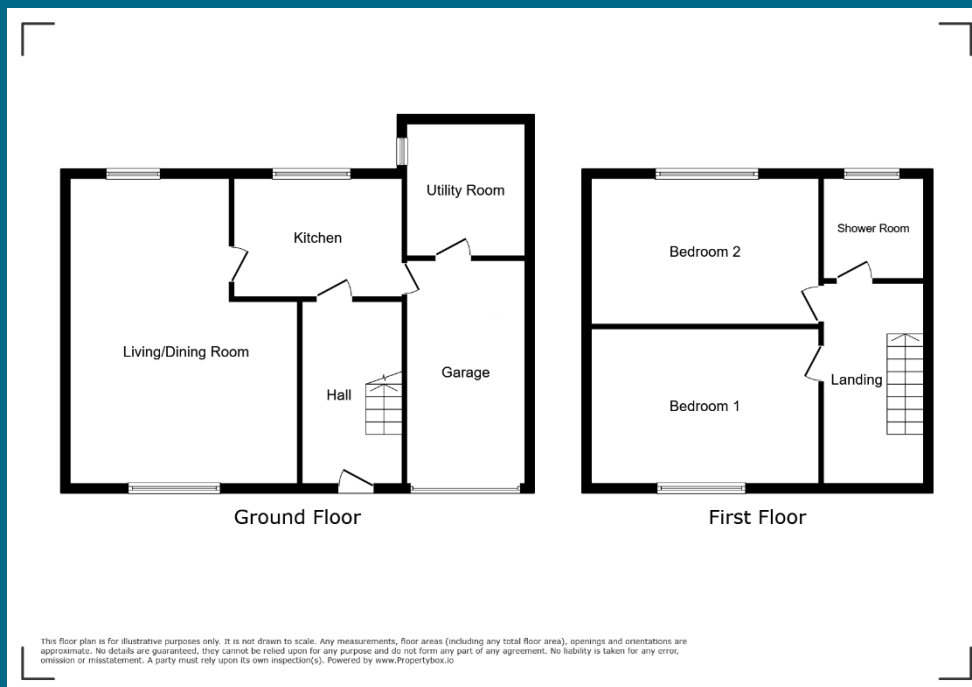
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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 relation to this property.

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