



Leveson Court | Bedlington | NE22 6FD

**£215,000**

Located on the new development of Fenwick Park in Bedlington this well presented three bed town house will appeal to most it's one of the larger style houses on the development and offers multi level living. The ground floor has kitchen/diner with patio doors to garden and a downstairs cloaks. The first floor has lounge with patio doors and family bathroom and bedroom. The second floor has two bedrooms master with ensuite. Externally double driveway with charging port to the front and the rear has an enclosed garden. Viewing is essential to appreciate this home.

**3****1****2****Semi Detached Town House****Sought After Location****Three Bedroom****Open Plan Living****Ensuite To Master****Freehold****Downstairs Wc****EPC: B/ 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 – EV charging point.

**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.

6 ½ years remaining on NHBC guarantee

Management Charge - £120.00 per annum

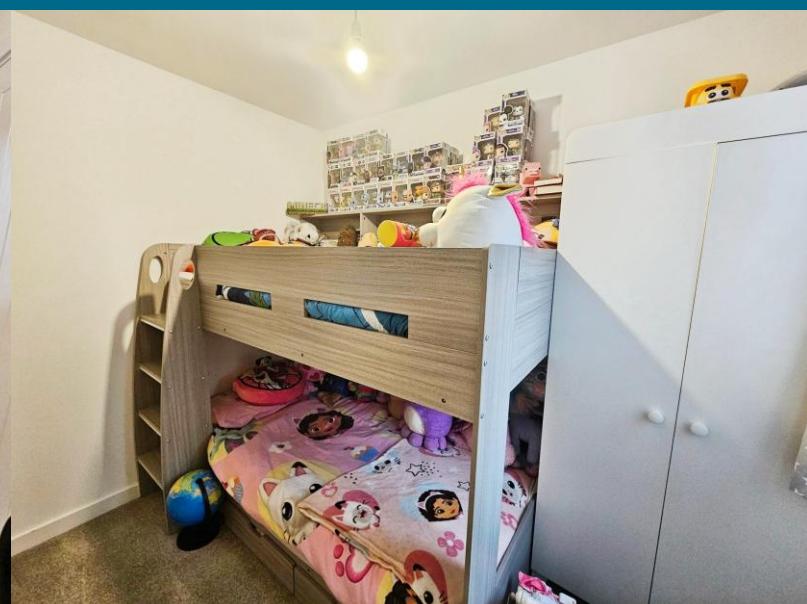
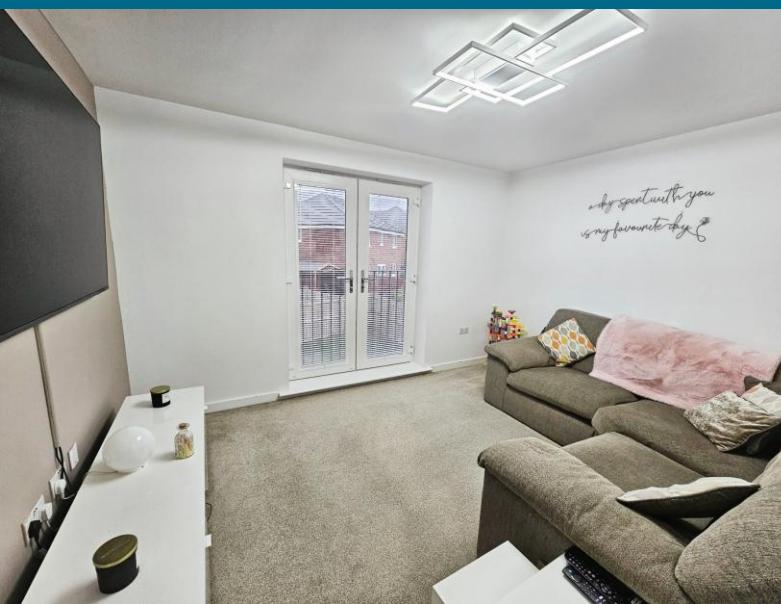
**TENURE**

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: B**

BD008810SB/SJ11.02.26.v.1

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## Entrance

Via composite door.

## Entrance Hallway

Stairs to first floor landing, single radiator.

## Downstairs Wc 4.78ft x 4.18ft (1.45m x 1.27m)

Low level wc, pedestal wash hand basin, tiling to floor, double glazed window, part tiling to walls, single radiator, spotlights.

## Kitchen 12.79ft x 14.93ft (3.89m x 4.55m)

Two double radiators, 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 electric fan assisted oven, gas hob with extractor fan above, integrated fridge freezer, washing machine and dishwasher, tiling to floor, spotlights, double glazed patio doors to the rear.

## First Floor Landing

Double glazed window to the front.

## Lounge 12.50ft x 10.00ft (3.81m x 3.04m)

Double glazed patio doors to rear, double radiator, television point.

## Bedroom Three 6.38ft x 9.27ft (1.94m x 2.82m)

Double glazed window to the front, single radiator.

## Bedroom Two 10.81ft x 9.11ft (3.29m x 2.77m)

Double glazed window to front, single radiator, built in cupboard.

## Bathroom 6.38ft x 5.48ft (1.94m x 1.67m)

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

## Second Floor

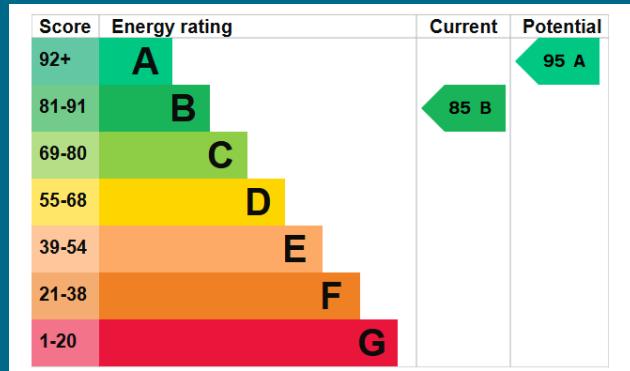
Double glazed Velux window to rear, double radiator, fitted wardrobes and drawers.

## En-Suite 5.51ft x 5.70ft (1.67m x 1.73m)

Double glazed window to side, low level wc, floating pedestal wash hand basin, extractor fan, shower cubicle, tiled walls, spotlights, tiling to floor.

## External

Front Garden laid mainly to lawn, driveway. Rear garden laid mainly to lawn, garden shed.



**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.

**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.

