



North Ridge | Bedlington | NE22 6DD

# Auction Guide Price £135,000+

Located in the heart of Bedlington this detached home will make a perfect home for someone. The property is in need of renovation which means it's a blank canvas for anyone to put their ideas into and make their dream home. The ground floor offers spacious lounge, sunroom and kitchen with access to the garage. The first floor has three bedrooms and a family bathroom. Externally driveway leading to garage at the front and the rear is mostly laid to lawn with bushes and shrubs. Viewing is advised to see what is on offer.

**RMS** | Rook  
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**Detached House**

**Massive Potential**

**Three Bedroom**

**Garage & Gardens**

**No Onward Chain**

**Freehold**

**In Need Of Updating**

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

For any more information regarding the property please contact us today

Each auction property is offered at a guide price and is also subject to a reserve price. The guide price is the level where the bidding will commence. The reserve price is the seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price, which may be up to 10% higher than the guide price, is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and including the day of the auction. The successful buyer pays a £2000+VAT (total £2400) Auction Administration Fee.

#### PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains Gas

Broadband: yes

Mobile Signal Coverage Blackspot: n/a

Parking: Garage & Driveway

#### MINING

The North East region is famous for its rich mining heritage. We have been advised that the property is known to be at risk from mining activities in the locality, therefore please speak with your conveyancer for further information.

#### 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**

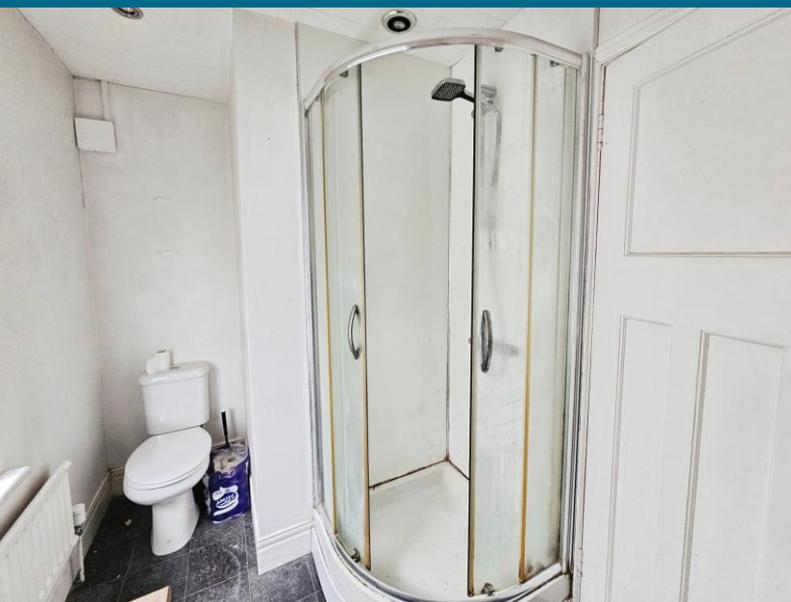
**EPC RATING: D**

BD008868APA/SJ16.3.26.v.1

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### Entrance

Via composite door, double glazed window to front.

### Entrance Hallway

Stairs to first floor landing, tiled flooring, double radiator, storage cupboard.

Lounge 18.23ft x 11.99ft (5.55m x 3.65m)

Double glazed window to front, fire surround with gas fire, television point, coving to ceiling, doors to:

Sun Room 13.84ft x 8.70ft (4.21m x 2.65m)

Dwarf wall, double glazed window, double radiator, patio doors to rear garden.

Kitchen 9.13ft x 8.84ft (2.78m x 2.69m)

Double glazed window to rear, 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, space for cooker, space for fridge, vinyl flooring, wood door to garage.

### Loft

Pull down ladders.

Bedroom One 8.88ft x 10.77ft (2.70m x 3.28m)

Double glazed window to rear, single radiator, built in cupboard, television point.

Bedroom Two 8.83ft x 8.99ft (2.69m x 2.74m)

Double glazed window to front, single radiator, loft access.

Bedroom Three 8.80ft x 8.97ft (2.68m x 2.73m)

Double glazed window to rear, single radiator.

Bathroom 11.95ft x 5.89ft (3.64m x 1.79m)

Four piece white suite comprising of; panelled bath, pedestal wash hand basin, shower cubicle, low level wc, spotlights, double glazed window to front, single radiator, vinyl flooring, cladding to ceiling, extractor fan.

### External

Front garden laid mainly to lawn, bushed and shrubs, driveway leading to garage.

Rear garden laid mainly to lawn, bushes and shrubs, garden shed.

### Garage

Attached single garage with up and over door, power and lighting, plumbed for washing machine, window to rear, door to rear garden.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

**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.



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