



Willowbrook Close | Bedlington | NE22 7BU

Offers In Excess Of £210,000

Beautifully presented three bedroom detached home located in the popular small residential cul de sac on the outskirts of Bedlington. Updated and maintained to a high standard this is a must view to appreciate what is on offer. Upon entering the front door your kitchen is located to the front of the property before entering the longer/diner the convenient downstairs cloaks is located in the hallway. The lounge has patio doors leading to a spacious sunroom which is a great added feature. The first floor has three double bedrooms the master having an en-suite also located on the first floor is a family bathroom and storage cupboard.

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Detached House

Modern Throughout

Three Double Bedrooms

Driveway & Garage

Sunroom To Rear

Freehold

Cul de sac location

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

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

Suitable for wheelchair users, ramped access & wide doorways

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

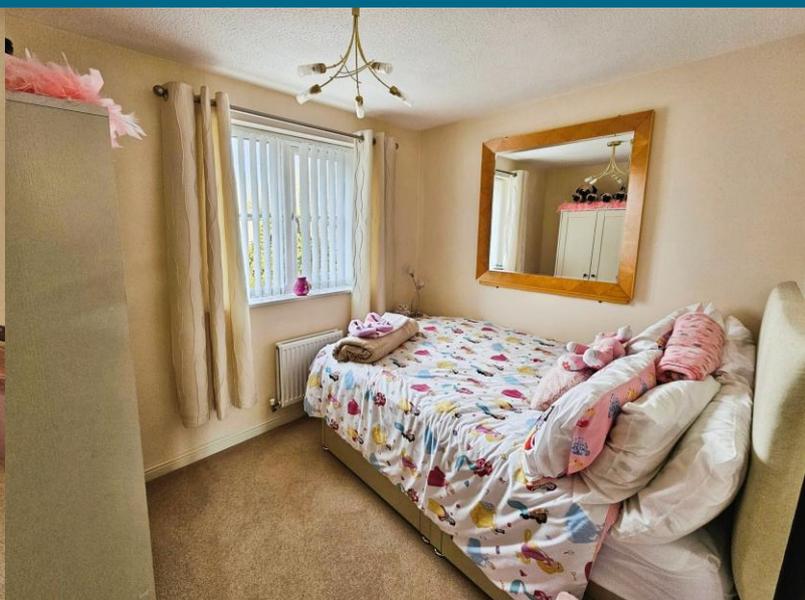
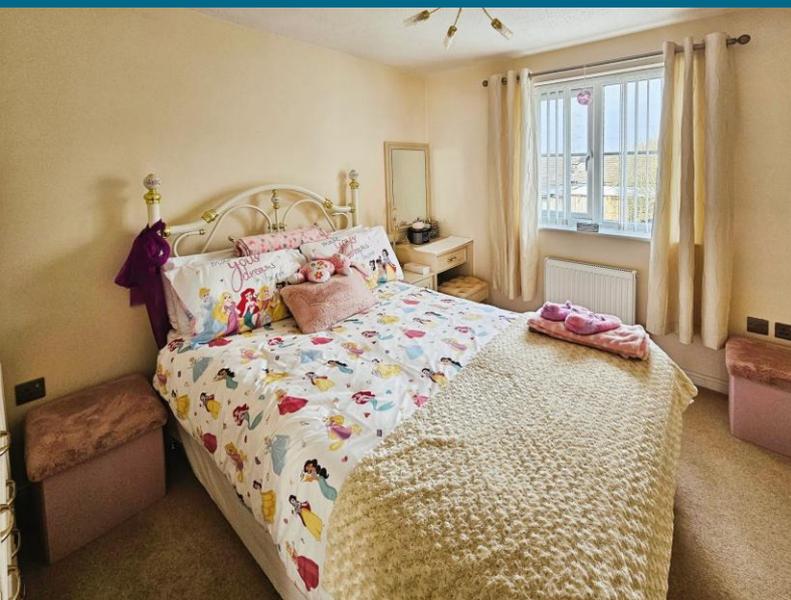
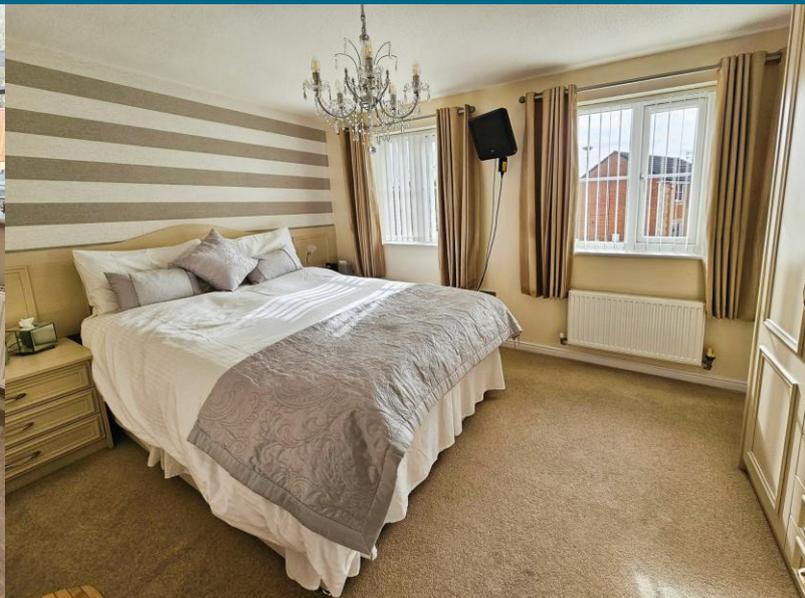
EPC RATING: C

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Entrance

Via composite door.

Downstairs wc 4.97ft x 3.05ft (1.51m x 0.92m)

Low level wc, pedestal wash hand basin, tiled flooring, single radiator, extractor fan.

Lounge/Diner 18.60ft x 11.22ft (5.66m x 3.41m)

Double glazed window to rear, double glazed patio doors to rear, double radiator, television point, coving to ceiling, stairs to first floor.

Kitchen 9.71ft x 6.54ft (2.95m x 1.99m)

Double glazed window to front, double 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, tiled splash backs, built in electric fan assisted oven, gas hob with extractor fan above, integrated fridge freezer, washing machine and dishwasher, laminate flooring.

Sun Room 11.18ft x 18.84ft (3.40m x 5.74m)

Dwarf wall, double glazed windows, tiled flooring, electric heater, spotlights.

First Floor Landing

Built in storage cupboard.

Bedroom One 9.83ft x 10.78ft into wardrobes (2.99m x 3.28m)

Two double glazed window to front, double radiator, fitted wardrobes, television point.

En-Suite 3.55ft x 5.55ft (1.08m x 1.63m)

Double glazed window to front, low level wc, wash hand basin (set in vanity unit), double radiator, extractor fan, shower cubicle (mains shower), tiled walls and flooring, spotlights.

Bedroom Two 10.91ft x 8.93ft (3.32m x 2.72m)

Double glazed window to rear, fitted wardrobes.

Bedroom Three 7.80ft x 9.31ft (2.37m x 2.83m)

Double glazed window to rear, double radiator, loft access.

Bathroom 5.44ft x 7.25ft (1.65m x 2.20m)

Three piece white suite comprising of; panelled bath with electric shower over, wash hand basin (set in vanity unit), low level wc, double glazed window to side double radiator, tiling to walls and flooring, extractor fan.

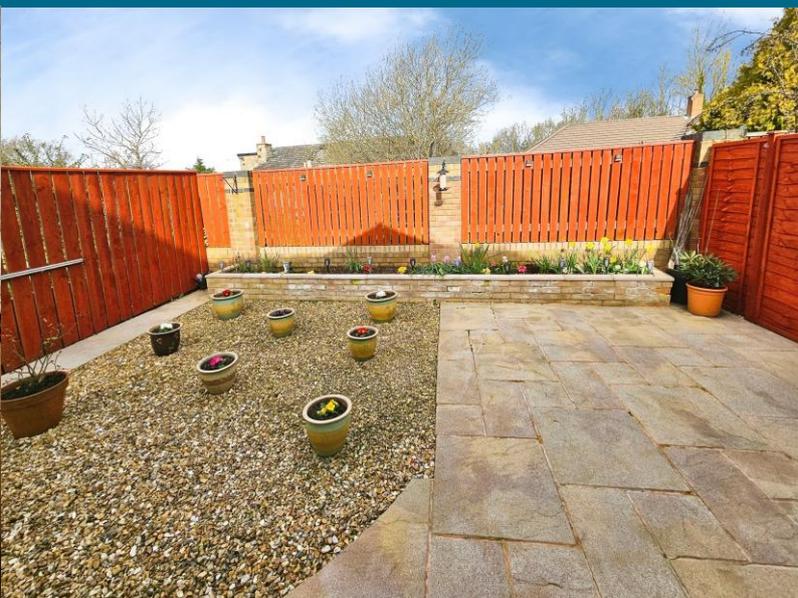
External

Front Garden laid mainly to lawn, flower borders, block paved driveway leading to garage. Low maintenance rear garden to rear, flower beds, screen fencing.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	74 C	
55-68	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.

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