



Pioneer Terrace | Bedlington | NE22 5PW

Offers In Excess Of £115,000

Ideal investment opportunity for first time buyers or investors. Located in the popular residential area of Bedlington with excellent transport links and amenities close by. This spacious home can be kept as a three/four bedroom house or converted into two flats like others on the street. The ground floor has lounge, dining room, kitchen, bedroom/study and bathroom. The first floor has four bedrooms one being single and the other three being double. Externally private yard to the rear housing two outhouses with power and plumbing and across the lane it has a substantial garden. Viewing is essential to appreciate the opportunity with this home.

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Mid Terraced House

No Onward Chain

Two Reception Rooms

Excellent Transport Links

Four Bedroom

Substantial Garden

Ideal Investment/ First Time Buy

EPC:D/ Council Tax: A

For any more information regarding the property please contact us today

Entrance

Via UPVC entrance door.

Lounge 15.00ft x 11.00ft x 11.25ft (4.57m x 3.42m)

Double glazed window to front, double radiator, fire surround with gas fire, built in storage cupboard, picture rail.

Dining Room 14.74ft x 14.53ft (4.49m x 4.42m)

Double glazed window to rear, double radiator, fireplace with gas fire, built in cupboard.

Third Reception Room/ Bedroom 11.64ft x 7.46ft (3.54m x 2.27m)

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

Kitchen 9.27ft x 7.37ft (2.82m x 2.24m)

Double glazed window to rear, single 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, tiled splash backs/ tiled walls, built in electric fan assisted oven, gas hob with extractor fan above, integrated fridge, lino flooring.

First Floor Landing

Loft access.

Bedroom One 11.05ft x 15.04ft (3.36m x 4.58m)

Double glazed window to front, single radiator.

Bedroom Two 13.98ft x 11.88ft (4.26m x 3.62m)

Double glazed window to rear, built in cupboard.

Bedroom Three 11.68ft x 7.70ft (3.56m x 2.34m)

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

Bedroom Four 6.44ft x 5.29ft (1.96m x 1.61m)

Double glazed window to rear, housing boiler.

Bathroom/Wc

Three piece white suite comprising of panelled bath with electric shower over, wash hand basin, low level wc, double glazed window to side, double radiator, tiling to walls, lino flooring.

External

Rear outhouse, plumbed for washer and dryer.

Rear garden over the back lane, laid mainly to lawn, bushes and shrubs.

T: 01670 531114

Bedlington@rmsestateagents.co.uk

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PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Mains Gas
Broadband: None
Mobile Signal Coverage Blackspot: No
Parking: On Street Parking

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: A

EPC RATING: D

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Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	83 B	
69-80	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



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.