



Lily Avenue | Bedlington | NE22 5BB

# Offers In The Region Of £70,000

Located close to the town centre with excellent transport links, this ground floor flat is ideal for first-time buyers and investors alike. Offered with no upper chain and vacant possession, the property is ready to move straight into.

The accommodation briefly comprises a spacious lounge, fitted kitchen, two generous bedrooms, and a family bathroom. Externally, the property benefits from off-street parking to the front and a shared yard to the rear.

Early viewing is highly recommended to fully appreciate what this property has to offer.

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**Ground Floor Flat**

**Shared Yard To Rear**

**Two Bedroom**

**Close To Town Centre**

**No Onward Chain**

**Leasehold**

**Off Street Parking**

**EPC:D/ Council Tax:A**

For any more information regarding the property please contact us today



T: 01670 531114

Bedlington@rmsestateagents.co.uk

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### Entrance

UPVC entrance door.

### Entrance Hallway

Double radiator, laminate flooring.

### Lounge 12.27ft x 10.00ft (3.73m x 3.04m)

Double glazed window to rear, radiator, fire surround, laminate flooring, coving to ceiling.

### Dining Room 8.78ft x 8.25ft (2.67m x 2.51m)

Double glazed window to rear, radiator, coving to ceiling.

### Kitchen 10.99ft x 6.54ft (3.34m x 1.99m)

Double glazed window to rear, fitted with a range of wall, floor and drawer units with coordinating roll edge work surfaces, stainless steel sink unit and drainer with mixer tap, gas hob with extractor fan above, combi boiler.

### Bedroom One 12.87ft x 12.01ft (3.92m x 3.66m)

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

### Bedroom Two 8.75ft x 9.07ft (2.66m x 2.76m)

Double glazed window to rear, radiator, laminate flooring.

### Bathroom 6.64ft x 5.40ft (2.02m x 1.64m)

Three piece white suite comprising of; paneled bath with shower over, wash hand basin, low level wc, double glazed window, tiling to walls.

### External

Driveway to front. Shared yard to the rear.

#### PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains Gas

Broadband: Cable

Mobile Signal Coverage Blackspot: No

Parking: 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

Leasehold. It is understood that this property is leasehold. Should you decide to proceed with the purchase of this property, the Tenure and associated details and costs must be verified by your Legal Advisor before you expend costs.

Length of Lease: 999 years from 05/12/2003

No ground rent or service charge

**COUNCIL TAX BAND: A**

**EPC RATING: D**

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	62 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.

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