



Millfield | Bedlington | NE22 5DY

£100,000



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1

Semi Detached House

Kitchen/Diner

Two Double Bedrooms

Gardens To Front & Rear

Refurbished To A High Standard

Freehold

No Onward Chain

EPC: C/ Council Tax:A

RMS | Rook
Matthews
Sayer

Entrance

Via composite door.

Entrance Hallway

Stairs to first floor landing, double radiator.

Lounge 13.31ft x 13.12ft (4.05m x 3.99m)

Double glazed window to front, double radiator, fire surround with electric fire, television point.

Kitchen 13.47ft x 15.41ft (4.10m x 4.69m)

Double glazed window to rear and side, double radiator, fitted with a range of wall, floor and drawer units with coordinating roll edge work surfaces, coordinating sink unit and drainer with mixer tap, upstands, built in electric fan assisted oven, electric hob with extractor fan above, space for fridge freezer, plumbed for washing machine, tiling to floor, spotlights, double glazed patio doors to rear.

First floor landing

Double glazed window to side, loft access.

Bedroom One 12.92ft x 9.98ft (3.93m x 3.04m)

Double glazed window to front, double radiator, built in cupboard housing boiler.

Bedroom Two 9.82ft x 9.80ft (2.99m x 2.98m)

Double glazed window to rear, double radiator, built in cupboard.

Bathroom 5.57ft x 6.34ft (1.69m x 1.93m)

Three-piece white suite comprising of; paneled bath with mains shower over, low level wc, spotlights, double glazed window to rear, heated towel rail, cladding to walls and ceiling.

External

Front Garden laid mainly to lawn, flower beds, fencing.

Rear garden laid mainly to lawn, flower beds, fencing.

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.

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: C

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		