



Lambton Court | Bedlington | NE22 5YQ

**£80,000**

Chain free and ready to view this two bedroom end terrace property would make a fantastic investment opportunity for those looking in the area. Close to the new train station, the property is ideal for commuters and is well served by local amenities. Comprising briefly: entrance porch, lounge with open access stairs, breakfasting kitchen, two bedrooms and a bathroom. There are gardens to the front and rear and the property benefits from an allocated parking bay. Early viewings advised.

**RMS** | Rook  
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**End Link House**

**Sold As Seen**

**Two Bedrooms**

**Ideal First Time Buy**

**Conservatory**

**Freehold**

**No Onward Chain**

**EPC:C / Council Tax:A**

For any more information regarding the property please contact us today

#### PRIMARY SERVICES SUPPLY

Electricity: Unknown

Water: Unknown

Sewerage: Unknown

Heating: Unknown

Broadband: None

Mobile Signal Coverage Blackspot: No

Parking: Allocated 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**

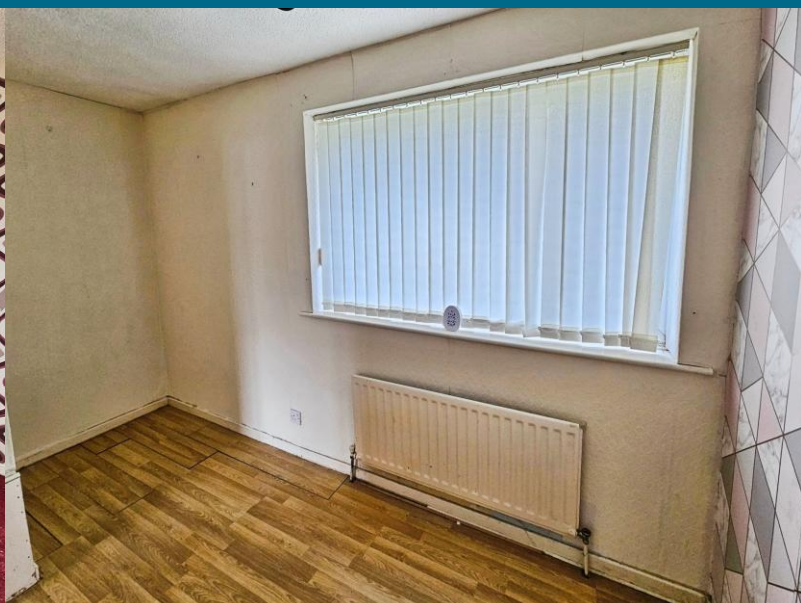
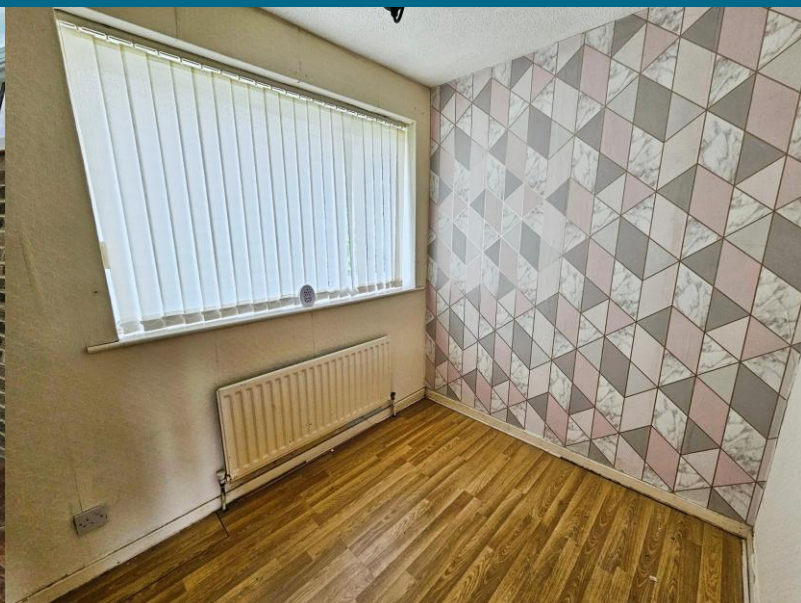
**EPC RATING: C**

BD008924SB/SJ23.05.2026.v.1

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### Entrance

Via UPVC entrance door.

Lounge 13.99ft x 11.67ft (4.26m x 3.55m)

Double glazed window to front, fire surround, television point, beams on ceiling.

Kitchen 11.65ft x 8.62ft (3.55m x 2.62m)

Double glazed window to rear, fitted with a range of wall, floor and drawer units with coordinating roll edge work surfaces, coordinating sink unit and drainer with taps, tiled splash backs, space for range oven, integrated fridge freezer, plumbed for washing machine, tiling to floor, double glazed door to rear.

Conservatory 11.82ft x 9.66ft (3.60m x 2.94m)

Dwarf wall, double glazed windows, electric heater.

Bedroom One 11.64ft x 8.51ft (3.54m x 2.59m)

Double glazed window to rear, single radiator.

Bedroom Two 11.72ft x 6.50ft (3.57m x 1.99m)

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

Bathroom 6.50ft x 5.55ft (1.98m x 1.69m)

Three piece white suite comprising; panelled bath with electric shower over, pedestal wash hand basin, low level wc, double glazed window to side.

### External

Front garden laid mainly to lawn, fencing surrounds. Rear garden laid mainly to lawn, flower beds, bushes and shrubs, screen fencing.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	77 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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