



Wilson Avenue | East Sleekburn | NE22 7BL

Offers In The Region Of £50,000

Deceptively spacious and much improved two bedroom ground floor flat on Wilson Avenue, East Sleekburn, Bedlington. This property has been updated by the current owner to include a heat source pump heating system and log burning stove and is ready to view now. A short distance from the beach at Cambois and benefitting from good road and transport links this property is an ideal first time buy or investment opportunity for those looking in the area. Priced to sell the property comprises; entrance hallway, lounge, kitchen, bathroom and two good size bedrooms. Externally there is a private yard to the rear. Viewings are advised.

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Ground Floor Flat

No Onward Chain

Two Bedrooms

Heat Source Pump Installed

Log Burning Stove

leasehold

**Ideal First time Buy/
Investment**

EPC: D/ Council Tax:A

For any more information regarding the property please contact us today

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Electric & wood burner

Broadband: None

Mobile Signal Coverage Blackspot: yes

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

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 21 December 1983

Ground Rent: N/A

Service Charge: N/A

Peppercorn Lease

COUNCIL TAX BAND: A

EPC RATING: D

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Entrance

Via composite door.

Entrance Hallway

Laminate flooring, double radiator, storage cupboard.

Lounge 13.70ft x 12.91ft (4.17m x 3.93m)

Double glazed window to rear, double radiator, log burner, heat source pump, television point, tiled flooring.

Kitchen 13.12ft x 6.01ft (3.99m x 1.83m)

Double glazed window to rear, 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, tiled splash backs, built in electric fan assisted oven, electric hob with extractor fan above, space for fridge freezer, plumbed for washing machine and dishwasher, laminate flooring.

Bedroom One 11.83ft x 13.73ft (3.60m x 4.18m)

Double glazed window to front, radiator, laminate flooring.

Bedroom Two 9.71ft x 9.45ft (2.95m x 2.88m)

Double glazed window to rear, radiator, laminate flooring.

Bathroom 9.15ft x 5.84ft (2.78m x 1.78m)

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

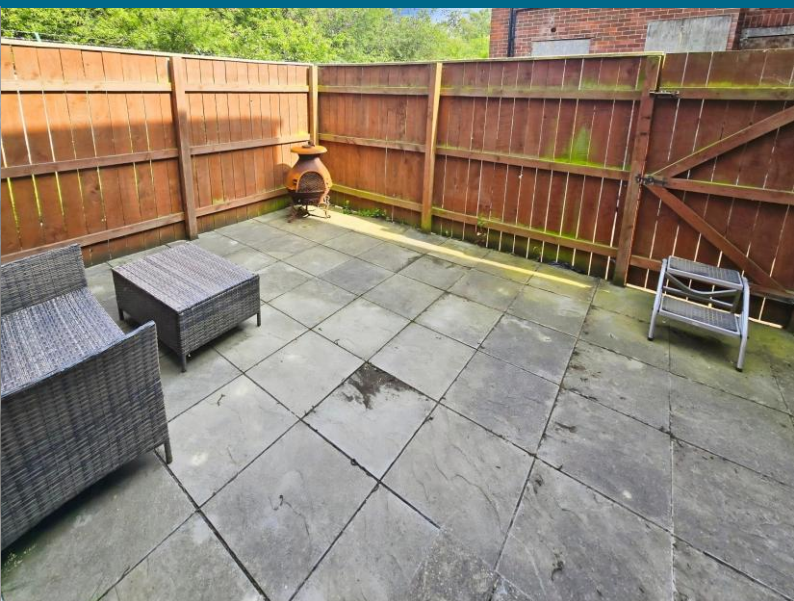
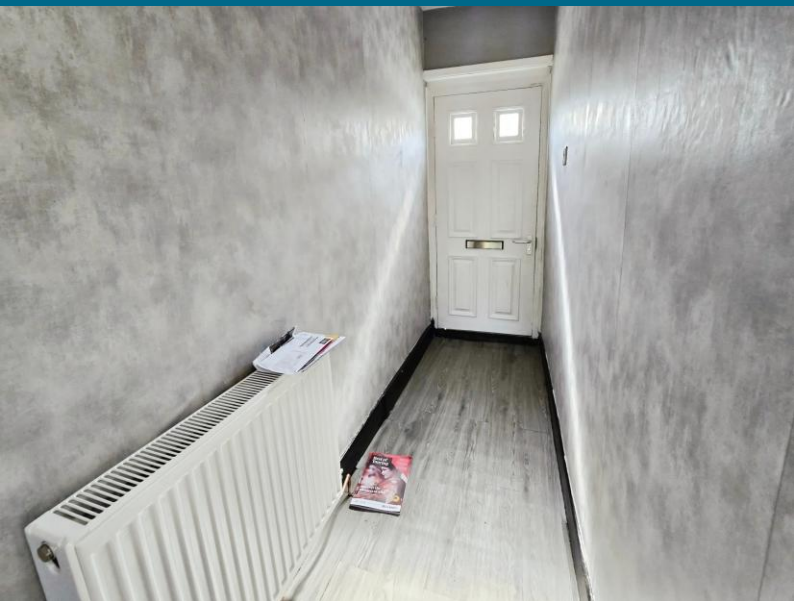
External

Private yard to rear, open garden to front.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	66 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.

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 relation to this property.



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