



Victoria Terrace | Bedlington | NE22 5QB

£45,000



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Ground Floor Flat

Two Bedroom

Sold As Seen

Garden

Ideal First Time Buy

Leasehold - Tyneside Lease

Council Tax:A

EPC:D

ROOK
MATTHEWS
SAYER

Entrance

Composite door.

Lounge 11.30ft x 15.34ft (3.44m x 4.67m)

Double glazed window to front, double radiator, electric fire, coving to ceiling.

Dining Room 13.22ft x 10.83ft (4.02m x 3.30m)

Double glazed window to rear, single radiator, coving to ceiling, gas fire, storage cupboard, door to bedroom.

Kitchen 11.54ft x 8.08ft (3.51m x 2.46m)

Double glazed window to side, fitted with a range of wall, floor and drawer units with coordinating roll edge work surfaces, coordinating sink unit and drainer with mixer tap, fully tiled, built in electric fan assisted oven, space for fridge, plumed for washing machine, laminate flooring, double glazed door to rear.

Bedroom One 7.37ft x 15.55ft (2.24m x 4.73m)

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

Bedroom Two 10.04ft x 7.28ft (3.06m x 2.21m)

Double glazed window to rear, single radiator.

Bathroom 8.17ft x 5.51ft (2.49m x 1.67m)

Three piece white suite comprising of panelled bath, pedestal wash hand basin, low level wc, double glazed window to side, single radiator, part tiling to walls, tiled flooring.

External

Shared yard to rear, rear garden over the lane.

PRIMARY SERVICES SUPPLY

Electricity: Unknown

Water: Unknown

Sewerage: Unknown

Heating: Unknown

Broadband: None

Mobile Signal Coverage Blackspot: No

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 20 February 1991

Ground Rent: No ground rent

Service Charge: No service charge

Tyneside Lease

COUNCIL TAX BAND: C

EPC RATING: A

BD008687SB/SJ13.10.25.v.1

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks

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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**ROOK
MATTHEWS
SAYER**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		