



### 3 bed terraced house to buy in

Beech Grove, Bedlington, Bedlington,  
Northumberland, NE22 5DA

**£90,000** Starting Bid

 x3  x1  x2

Tenure

**Freehold**

On Street parking

### Property features

- ✓ Chain Free!
- ✓ Central Location
- ✓ Two Reception Rooms
- ✓ Three Bedrooms
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band B
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: ADSL copper wire
- ✓ Mobile signal: Good

## Description

\*\*\* ON-SITE GARAGE \*\*\* TWO RECEPTION ROOMS \*\*\* CENTRAL LOCATION \*\*\* NO FURTHER CHAIN INVOLVED \*\*\*

A traditional mid terraced house, nestled in the heart of Bedlington town. The home is being offered with the benefit of NO FURTHER CHAIN INVOLVED and is perfectly placed for lovely walks through the woodlands of Gallagher Park. Bedlington has a number of schools, supermarkets and the Front Street has a range of shops and amenities, all of which are within arm's reach.

Inside the property there are two reception rooms, offering a dual aspect. The kitchen is located to the rear off the dining room. On the first floor there are three bedrooms and a spacious bathroom.

The property is FREEHOLD and has double glazing and gas central heating. It has been occupied as a rental property for a number of years however it would make a great starter home for a first-time-buyer.

Flexible viewing times available, please contact our local sales team to book an appointment.

Council Tax Band: B

Tenure: Freehold

Price: Starting Bid £90,000

Property Type: Terraced House

Parking: On Street

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: ADSL copper wire

Mobile signal coverage: Good

## Entrance

Entrance door opening into the lobby. Inner door leading into the hall. A staircase leads to the first floor accommodation. Access into the reception rooms.

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## Living Room

Situated to the front of the property with a large box bay window. Feature fire surround with fire inset, central heating radiators. There are glazed double doors which provide access into the dining room, allowing the rooms to either remain separate or to combine and flow.



## Dining Room

Situated to the rear, this is another decent sized reception room which provides access into the kitchen. Double glazed window and central heating radiator.

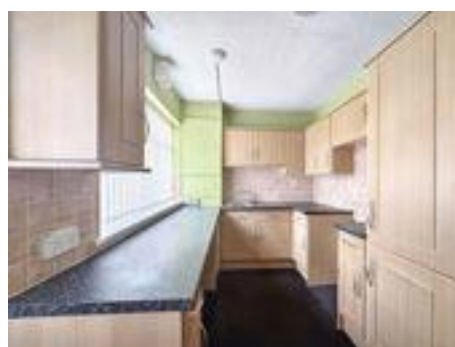


## Another Dining Room Image



## Kitchen

With access into the private rear yard. Fitted with a range of wall and base units with complementing work surfaces and sink unit with tap and drainer board. Space and plumbing for washing machine, built-in oven, hob and extractor hood, double glazed window to the side elevation, under stairs storage cupboard and central heating radiator.



## Another Kitchen Image



## First Floor Landing

A good size landing provides access into the bedrooms and the bathroom.

## Bedroom One

A double room situated to the front with a double glazed window, central heating radiator and built-in wardrobes.



## Bedroom Two

Another decent sized bedroom located to the rear with a double glazed window and a central heating radiator.



## Bedroom Three

Located to the front with a double glazed window and central heating radiator.



## Bathroom

The bathroom's huge! Located at the rear with a lot of floor area. The suite is three piece, comprising: bath, low level and pedestal wash hand basin. There is a double glazed window to the side, splash back tiling and a central heating radiator.




# Floor Plan





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>	72	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 

Beech Grove, Bedlington, Bedlington, Northumberland, NE22 5DA

Contact your local branch today for more information on this property:

**134 High Street, Peterborough, Cambridgeshire, PE2 8DP, [www.mandairs.co.uk](http://www.mandairs.co.uk)**

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