



## 3 bed semi-detached house to buy in NE22

Hollymount Square, Bedlington,  
Bedlington, Northumberland, NE22 5AH

# £120,000

 x3  x1  x2

Tenure  
**Freehold**

On Street parking

## Property features

- ✓ Three Bedrooms
- ✓ No Chain Involved
- ✓ Good-Sized Kitchen
- ✓ Generous Sized Rear Garden
- ✓ EPC Rating D

## Key Information

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

## Description

PUBLIC NOTE - PATTINSON ESTATE AGENTS ARE NOW IN RECIPT OF AN OFFER OF £115,000

We offer a semi-detached house with an extensive rear garden and no further chain involved. Located within the centrally placed Hollymount Square, Bedlington, the property is a stone's throw away from the town centre amenities, schools, woodlands and road links.

The property some upgrades however offer spacious family accommodation, briefly comprising: entrance hall with staircase to the first floor accommodation, a good sized living room through dining room with a dual aspect. Off the reception rooms there is a generous sized kitchen and a conservatory with rear garden access.

On the first floor there is a loft with an attached ladder access, a bathroom with white suite and three bedrooms, all with built-in cupboard.

The rear garden is not only a decent size it is not directly overlooked from beyond.

This FREEHOLD property comes with double glazing and gas central heating.

Please contact the local sales team to obtain further information.

Council Tax Band: A

Tenure: Freehold

Price: £120,000

Property Type: Semi-detached 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

Source of flood: Other

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

Double glazed entrance door opening into the hall. Staircase leading to the first floor accommodation, access into the reception room.

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## Living Room and Dining Room

The living area flows into the dining area.

Double glazed bay window to the front elevation, feature fire surround, central heating radiators, wood effect laminate flooring. Double glazed sliding doors provide access into the conservatory, access into the kitchen.

Measurements taken into the longest and widest points.

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## Dining Area Image



## Conservatory

*2.681m x 2.696m (8'9" x 8'10")*

Double glazed window and French doors leading into the rear garden.

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## Kitchen

*4.252m x 6.114m (13'11" x 20'0")*

The large space fitted with a range of wall and base units with work surfaces and a sink unit with mixer taps. There is space for a range cooker, wall mounted boiler, tiling to the floor, storage cupboard, two double glazed windows to the rear elevation, double glazed doors, one providing access to the front external and the other leading into the private rear garden.

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## Another Kitchen Image

## Additional Kitchen Image



## First Floor Landing

Double glazed window to the side elevation, loft with drop-down ladder, access into the bathroom and bedrooms.

## Bedroom One

*3.797m x 3.528m (12'5" x 11'6")*

A nice double room situated to the front with a double glazed window, central heating radiator and storage cupboards.

Measurement into the widest point.



## Bedroom Two

*3.346m x 2.863m (10'11" x 9'4")*

Another double room situated to the rear, storage cupboard, central heating radiator and double glazed window.

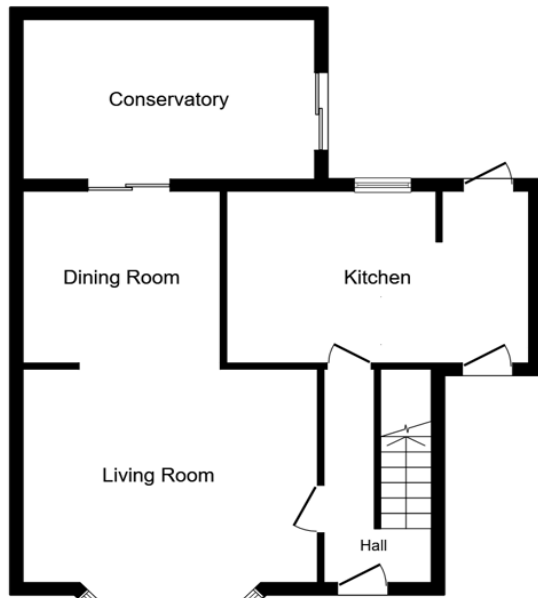


## Bedroom Three

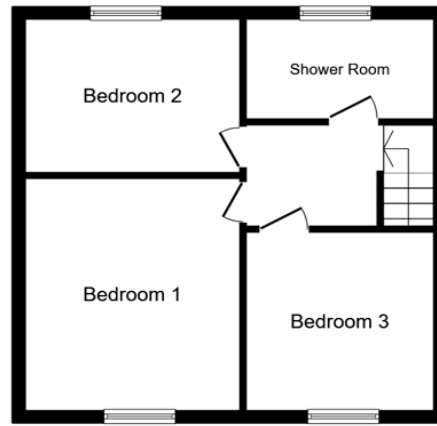
*2.881m x 2.187m (9'5" x 7'2")*

Double glazed window to the front elevation, central heating radiator and storage cupboard.





**Ground Floor**  
Floor area 61.5 sq.m. (662 sq.ft.)



**First Floor**  
Floor area 42.4 sq.m. (456 sq.ft.)

Total floor area: 103.9 sq.m. (1,118 sq.ft.)

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>                                   |  |                         |           |
| (69-80) <b>C</b>                                   |  |                         | 73        |
| (55-68) <b>D</b>                                   |  | 53                      |           |
| (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 |           |

Hollymount Square, Bedlington, Bedlington, Northumberland, NE22 5AH

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

**1A Brackenthwaite, Leicester, Leicestershire, LE4 7GA, <https://laxmanrealestate.com/contact>**

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