



## 2 bed end of terrace house to buy in NE22

North Ridge, Bedlington,  
Northumberland, NE22 6DF

**£129,950**

 x2  x1  x2

Tenure

**Freehold**

## Property features

- ✓ End Of Terrace
- ✓ Two Bedrooms
- ✓ On Street Parking
- ✓ Close to local amenities
- ✓ EPC Rating C

Off Street parking

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: C
- ✓ Heating supply: Gas

## Description

(CASH BUYERS ONLY - NON STANDARD CONSTRUCTION)

We are pleased to offer this two bedroom end of terrace home, which is to be sold with its fixtures and fittings.

Located on North Ridge, the home is ideally placed being just a short walk into Bedlington Town Centre where you will find a wide range of local amenities, schools and shops.

Presented in excellent condition, the homes offers ready-to-move-into accommodation, briefly comprising: entrance hall, lounge, stylish and spacious kitchen/diner. A decent sized utility room completes the ground floor accommodation. On the first floor there are two double bedrooms and a modern bathroom. A boarded loft with attached ladder offers additional useful storage.

Occupying a brilliant plot - no through road to the front and a good sized Southerly aspect private rear garden.

Please note: this property is non-standard construction - further information available and structural engineer's report available upon request.

Please contact our Bedlington team to register any interest: 01670 568097 or via email [bedlington@pattinson.co.uk](mailto:bedlington@pattinson.co.uk)

Council Tax Band: A

Tenure: Freehold

Price: £129,950

Property Type: End of terrace house

Parking: Off Street

Construction materials: Steel frame construction

Heating: Gas

## Living Room

3.54m x 3.14m (11'7" x 10'3")

Lounge located to the front of the property with laminate flooring underfoot, a door provides access into the kitchen.



## Kitchen

4.51m x 3.44m (14'9" x 11'3")

The kitchen/dining area is located to the rear of the property fitted with a base units and countertops, integrated oven and electric hob, integrated dishwasher, overhead extractor fan and a sink with draining board.



## Utility Room

2.95m x 2.39m (9'8" x 7'10")

Utility room accessed via the kitchen, fitted with a range of wall and base units and with a sink and draining board. The washing machine, dryer and fridge freezer are all to be sold with the property.



## Bedroom 1

3.53m x 2.96m (11'6" x 9'8")

Master Bedroom located to the front of the property with laminate flooring underfoot, fitted radiator, double glazed windows and a built in wardrobe.



## Bedroom 2

2.90m x 2.53m (9'6" x 8'3")

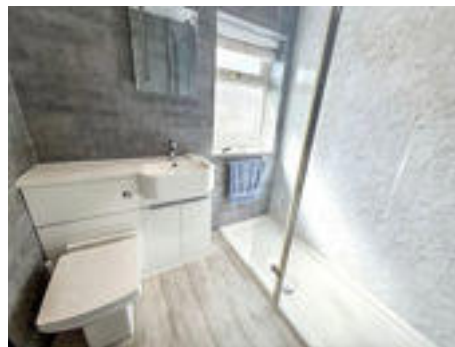
Second bedroom with laminate flooring underfoot, fitted radiator, double glazed window and a built in wardrobe.



## Bathroom

*1.90m x 1.71m (6'2" x 5'7")*

Bathroom fitted with a three piece suite comprising a lower level WC, hand wash basin and a walk in shower.



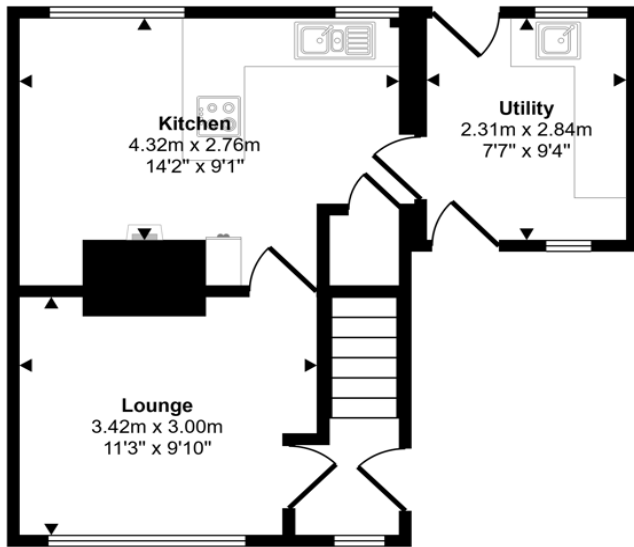
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## Rear Garden

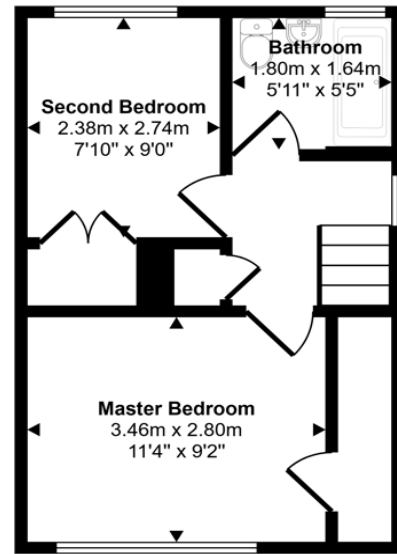
The rear garden benefits from paved and grassed areas, the two sheds and greenhouse will also be sold with the property.



Approx Gross Internal Area  
64 sq m / 688 sq ft



Ground Floor  
Approx 36 sq m / 387 sq ft



First Floor  
Approx 28 sq m / 301 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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>	71	78
(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	

North Ridge, Bedlington, Northumberland, NE22 6DF

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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