



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

Rothsay Terrace, Bedlington, Bedlington, Northumberland, NE22 5PS

**£70,000** Starting Bid

 x3  x2  x2

Tenure

**Freehold**

Off Street parking

### Property features

- ✓ Tenanted Investment - Enquire
- ✓ End Of Terrace House
- ✓ Two Reception Rooms
- ✓ Fitted Kitchen & Spacious
- ✓ 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

We offer an end-of- terrace house, located to the East end of Rothesay Terrace, Bedlington. Well placed for ease of access to the train station which forms part of the South East Northumberland rail link into Newcastle. Schools, amenities and shops are all within good reach.

To be sold with the tenant in situ - please enquire further.

The accommodation is set over two floors and offers well proportioned rooms throughout. The entrance hall retains some period features: decorative corbels and newel post. There are two generous sized reception rooms which combine and offer a pleasant dual aspect and access into the enclosed rear yard via French doors. The kitchen is fitted with a comprehensive range of units. An integral WC completes the ground floor accommodation.

On the upper level there is a split level landing providing access into a good-sized bathroom and the three bedrooms: two doubles and a respectable sized single.

Off-street parking is available to the front of the building and in addition to the private rear yard there is a generous sized garden beyond the rear lane.

FREEHOLD and with double glazing and gas central heating.

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £70,000

Property Type: End of terrace house

Parking: Off 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: Yes

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: Yes

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: ADSL copper wire

Mobile signal coverage: Good

## Entrance

Entrance door opening into a spacious hall.

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## Hall

A good length hall which leads you into the kitchen, the two reception rooms and a useful cloakroom/WC. A staircase takes you to the first floor split level landing. Newel post, tiling to floor, decorative corbels, central heating radiator.

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## Living Room

4.646m x 3.447m (15'2" x 11'3")

The living area is located to the front of the building, the dining room to the rear.. Double glazed window to the front, central heating radiator, wall mounted electric fire. Open access into the dining room.

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## Additional Living Room Image



## Dining Room

3.59m x 3.994m (11'9" x 13'1")

With double glazed French doors opening into the private enclosed rear yard. Central heating radiator, access into the hall.

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## Kitchen

2.334m x 3.26m (7'7" x 10'8")

Fitted with a range of wall and base units with complementing preparation work surfaces and splashback tiling. Sink unit with taps and drainer board, space and plumbing for washing machine, space for fridge/freezer, double glazed window to the side elevation, built-in oven, hob and extractor hood.



## WC

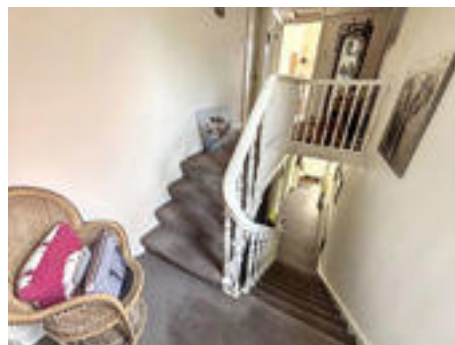
Integral.

Low level WC and wash hand basin.

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## Split Level Landing

Providing access into the bathroom and bedrooms. Loft access.



## Bedroom One

4.154m x 4.027m (13'7" x 13'2")

A good sized room situated to the front with a double glazed window and a central heating radiator.



## Bedroom Two

4.168m x 3.409m (13'8" x 11'2")

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



## Bedroom Three

3.38m x 3.381m (11'1" x 11'1")

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



## Bathroom

2.499m x 2.49m (8'2" x 8'2")

A generous sized room fitted with a four piece suite, comprising: bath, low level WC, walk-in shower cubicle and pedestal wash hand basin. Double glazed window to the side elevation, down-lighting, heated towel rail and double radiator



## Externally

The rear yard is nicely enclosed with partial raised decking. Double gates provide the option of off-road parking. Beyond the rear lane there is a large garden NB the garden is overgrown and will require some attention, however it backs onto the woodland walks of Gallagher Park.




## Additional Outside Image



## Garden Image





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>		
(55-68) <b>D</b>	61	
(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 

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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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