



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

Moorland Avenue, Bedlington, Bedlington, Northumberland, NE22 7EU

**£80,000** Starting Bid

 x3  x1  x2

Tenure  
**Leasehold**

Garage parking

## Property features

- ✓ Extended Semi-Detached House
- ✓ Chain Free!
- ✓ Three Double Bedrooms
- ✓ In Need Of Modernisation
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: Band B
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: None
- ✓ Mobile signal: Intermittent

## Description

TO BE SOLD via ONLINE AUCTION. Fees apply. \*\* CASH BUYERS ONLY \*\*

Delighted to present this extended, semi-detached house for sale, conveniently located at the East end of Bedlington. The A189 Spine Road and Bedlington's train station are both within good reach, as are the local amenities, shops and schools which Bedlington Station has to offer. The picturesque Northumberland coastline is also nearby.

The property is laid out over two spacious floors, offering well proportioned accommodation. On entering, there is a lobby and hallway which leads into two good sized reception rooms. Off the receptions there is a kitchen with direct access into the garage and private rear garden. A useful cloakroom/WC completes the ground floor accommodation. On the upper level there are three generous sized double bedrooms and a family bathroom.

An attached single garage proves useful for additional off-road parking or storage. There are gardens to both the front and rear, the latter is mainly laid to lawn and offers a good aspect.

The home is in need of modernisation and offered with a chain-free status.

Leasehold - please enquire further with the local sales teams.

Council Tax Band: B

Tenure: Leasehold

Length of Lease: 6

Price: Starting Bid £80,000

Property Type: Semi-detached house

Parking: Garage, 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: 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: Yes

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: None

Mobile signal coverage: Intermittent

## Entrance

Timber entrance door opening into the porch. An inner glazed door leads into the hall. A staircase takes you to the first floor accommodation and there is access into two reception rooms.

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## Living Room

3.63m x 3.43m (11'10" x 11'3")

Located to the front with a double glazed window, central heating radiator and feature fire surround. Double doors provide access into the generous sized dining room, allowing the two rooms to either combine or remain separate.



## Dining Room

3.85m x 5.80m (12'7" x 19'0")

This is a nice wide room, offering access into the private rear garden, kitchen and cloakroom/WC. Central heating radiator, double glazed door.



## Additional Dining Room Image



## Kitchen

2.09m x 3.95m (6'10" x 12'11")

Providing access into both the garage and the private rear garden. Fitted with a basic range of coloured wall and base units, preparation work surfaces, splashback tiling, sink unit with taps and drainer board, space for cooker, plumbing for washing machine, double glazed window to the rear elevation, direct access into the garage.



## Additional Kitchen Image



## Cloakroom/WC

Comprising: low level WC and wash hand basin. Double glazed window.



## First Floor Landing

Double glazed window to the rear elevation, useful double door storage cupboard, access into the family bathroom and bedrooms.

## Bedroom One

*2.98m x 3.38m (9'9" x 11'1")*

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



## Additional Bedroom Image



## Bedroom Two

2.48m x 4.30m (8'1" x 14'1")

Another generous sized room situated to the front with two double glazed windows, wardrobe and central heating radiator.



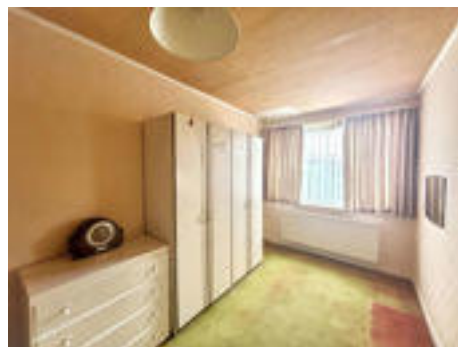
## Additional Bedroom Two Image



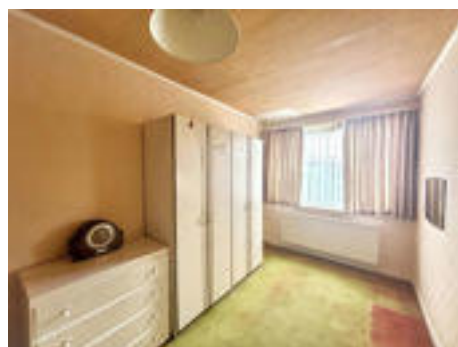
## Bedroom Three

4.92m x 2.08m (16'1" x 6'9")

This is also a decent sized double room with a double glazed window to the rear and central heating radiator.



## Additional Bedroom Three Image



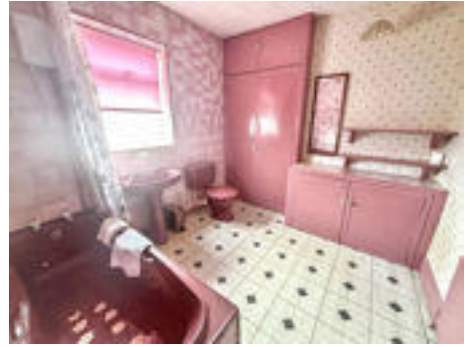
## Family Bathroom

2.55m x 2.78m (8'4" x 9'1")

A good-sized room fitted with a coloured three piece suite, comprising: bath with shower over, low level WC and wash hand basin. Storage cupboard, central heating radiator and a double glazed window to the rear.



## Additional Family Bathroom Image



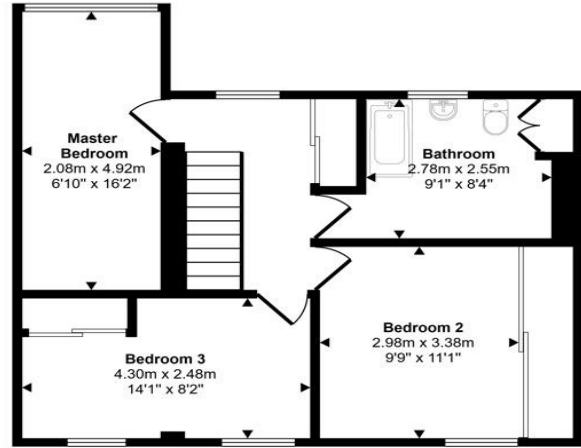
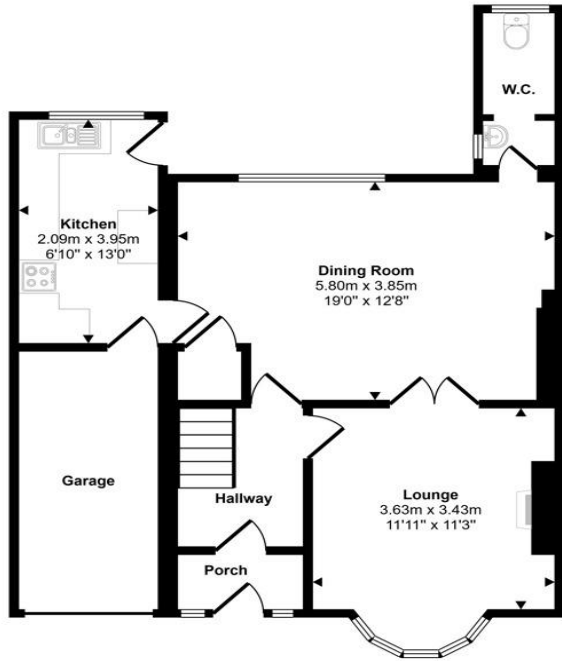
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## Outside

The property sits on a good plot with gardens to the both the front and rear. The rear garden is mainly laid to lawn. A driveway provides off-road parking and leads to a single attached garage.



Approx Gross Internal Area  
121 sq m / 1303 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
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			75
(55-68) <b>D</b>	66		
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

Moorland Avenue, Bedlington, Bedlington, Northumberland, NE22 7EU

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

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