



## 1 bed ground floor flat to buy in

Red House Farm Estate, Bedlington,  
Bedlington, Northumberland, NE22 6HG

**£38,000** Starting Bid

 x1  x1  x1

Tenure

**Leasehold**

On Street parking

## Property features

- ✓ Chain Free!
- ✓ Dual Aspect Living/Kitchen
- ✓ Open Aspect Views To Rear
- ✓ One Double Bedroom
- ✓ EPC Rating C

## Key Information

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

## Arrange a viewing

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Branch Manager  
Bedlington

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

MOVE IN 4 WEEKS! SECURE PURCHASE

A chain-free ground floor flat located on the periphery of Bedlington's West end. With a pleasant outlook over the farmer's fields at the rear, and inside an open plan dual aspect living arrangement, the flat feels bright and airy.

Freshly decorated and offering ready-to-move-into accommodation, the home will lend itself well to a starter home, down-size or buy-to-let purchase.

A communal hall, shared with the upper flat leads to the property's private entrance. Inside, a hallway leads to all rooms and has a useful good-sized storage/utility room. The open-plan kitchen and living room are bright as the light floods in from both aspects. The double bedroom is a respectable size and the bathroom is fitted with a white modern suite.

The property sits on a pedestrian walkway overlooking a green. The farmer's fields to the side and rear of the building offer a pleasant open aspect outlook. There are plenty doorstep countryside walks and the town centre with its numerous shops and amenities is within good distance.

Approximate annual rent income £5,940 PA

To obtain further information or to arrange an internal viewing, please contact the local sales team.

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 89

Annual Ground Rent Amount: £10.00

Annual Service Charge Amount: £396.00

Price: Starting Bid £38,000

Property Type: Ground floor flat

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

Timber entrance door opening into the communal hall. Private entrance into the flat.

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## Hall

Access into all rooms: living room, kitchen, bathroom and the double bedroom. There is a useful and generous sized walk-in utility/storage room. Laminate flooring.

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## Open-Plan Living Room

The living area is located to the rear of the building. French doors allow an abundance on natural light into the space and there is a pleasant outlook across the farmer's fields. There is feature panelling to one wall along with a wall mounted electric fire. Central heating radiator.

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## Another Living Room Image

## Open-Plan Kitchen

The kitchen is located to the front and fitted with a range of base units and preparation work surfaces. Sink unit with taps and drainer board, space for cooker, wall mounted combination boiler, double glazed window to the front.



## Additional Kitchen Image



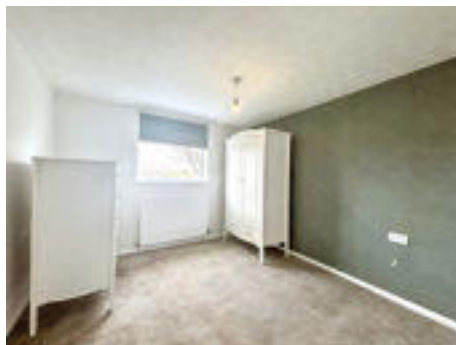
## Bathroom

Fitted with a white three piece suite comprising: bath with shower over, low level WC and wash hand basin. Double glazed window to the front and a heated towel rail.

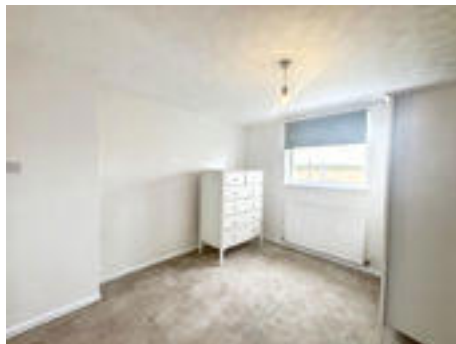


## Double Bedroom

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



## Additional Bedroom Image



## Outside

The home sits on a pedestrian walkway with a green in front., Surrounding the rear and the side of the building are open aspect farmer's fields, providing a pleasing outlook.



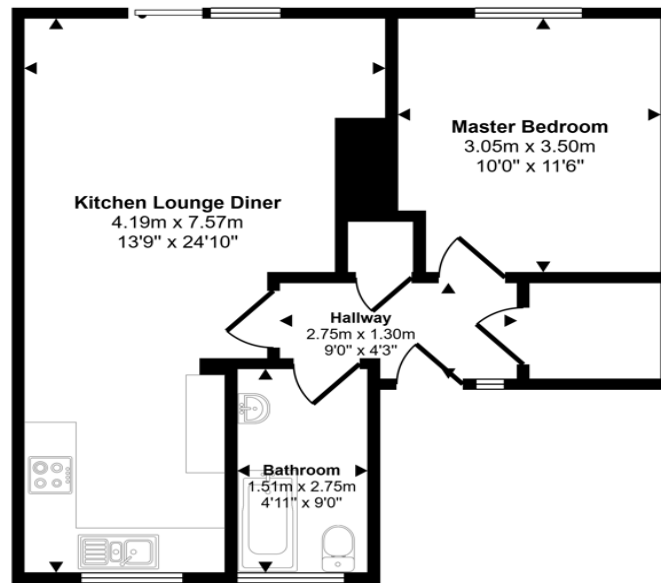
## Another Outside Image



## Floor Plan



Approx Gross Internal Area  
47 sq m / 510 sq ft



Floorplan

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>	75	77
(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	

Red House Farm Estate, Bedlington, Bedlington, Northumberland, NE22 6HG

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

**17-18 Market Place, Bedlington, Tyne & Wear, NE22 5TN, Tel: 01670 568097,  
bedlington@pattinson.co.uk, www.pattinson.co.uk**

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