



To buy

2 bed semi-detached house to buy in NE22

Roslin Park, Bedlington, Northumberland, NE22 5HP

£125,000 Offers Over

 x 2  x 1  x 2

Tenure

Freehold

Property features

- ✓ Substantial Rear garden
- ✓ Pleasant Front Outlook
- ✓ Two Double Bedrooms
- ✓ Updated Kitchen & Shower Room
- ✓ EPC Rating D

On Street parking

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

Arrange a viewing

Faye McCarthy
Branch Manager
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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

This delightful semi-detached house sits on a brilliant plot within Roslin Park. Overlooking a green to the front and with a substantial private garden at the rear, boasting an abundance of sky and daylight.

Inside, the home has been modernised, offering ready-to-move-into accommodation to suit a range of buyers, in particular a first-time-buyer or someone who is looking to down-size purchase.

It proudly offers an attractive dual aspect living room, with sliding doors leading into the rear garden and a large bay window to the front - the room basks in sunlight. The kitchen has been upgraded in recent years, offering a modern range of units and integrated appliances. A good-sized utility room proves useful, however the space could lend itself to a range of uses: home work station, gym, playroom or just additional storage.

The first floor is well-proportioned with two double bedrooms, both with storage. A modern shower room completes the upper level.

Each room in the house blends comfortable modern living.

Schools, local shops and amenities are all within easy distance and the Bedlington Train Station running on the South East Northumberland Rail Link is nearby too.

A smashing home! Please call our local sales team today to set up a viewing.

Council Tax Band: A

Tenure: Freehold

Price: Offers Over £125,000

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

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

An attractive composite entrance door opens into the hall. A staircase takes you to the first floor accommodation. Double glazed window to the side elevation, access into the living room.

Living Room

6.85m x 3.26m (22'5" x 10'8")

Boasting a dual aspect this is a bright and airy room with a huge amount of natural light flooding in. There is a double glazed bow window to the front and double glazed sliding patio doors to the rear.

A media wall with shelving and effective lighting, runs the depth of the room making a wonderful main feature.

Central heating radiators, access into the kitchen.



Another Living Room Image



Additional Image



Kitchen

3.22m x 2.68m (10'6" x 8'9")

Upgraded in recent years, the kitchen is fitted with a modern and tasteful range of wall and base units with integrated appliances, including: gas hob, oven, fridge and freezer. Sink unit with mixer taps and drainer board, central heating radiator, access into the utility room. A double glazed window over the looks the large private rear garden.



Another Kitchen Image



Utility Room

4.07m x 2.82m (13'4" x 9'3")

Although this space would lend itself well to a decent sized utility room, it could also host a range of other uses: playroom; homeworker station, gymnasium or merely just ample storage. The walls have been recently plastered and there is power, lighting and access to the front and rear external.

First Floor Landing

Double glazed window to the side elevation. Access into the shower room and two double bedrooms.

Main Bedroom

4.30m x 2.57m (14'1" x 8'5")

This is a lovely spacious room with a pleasant outlook over a playing field/green. Double door built-in wardrobe, central heating radiator.

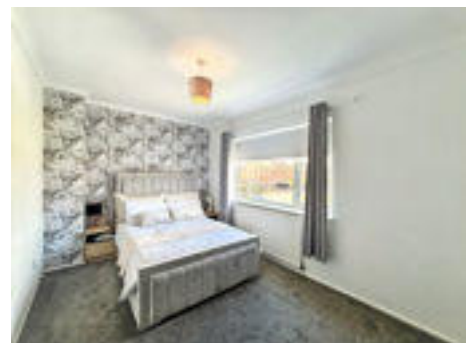


Additional Main Bedroom Image



Main Bedroom Image

This is a lovely spacious room with a pleasant outlook over a playing field/green. Double door built-in wardrobe, central heating radiator.



Bedroom Two

3.33m x 2.95m (10'11" x 9'8")

Another good-sized room situated to the rear. Double glazed window and built-in shelving and hanging.



Shower Room

1.76m x 1.62m (5'9" x 5'3")

Upgraded with a three piece suite, comprising: walk-in shower cubicle, low level WC set within vanity unit, low level. Tile effect wall panelling, central heating radiator and double glazed window to the rear elevation.



Outside

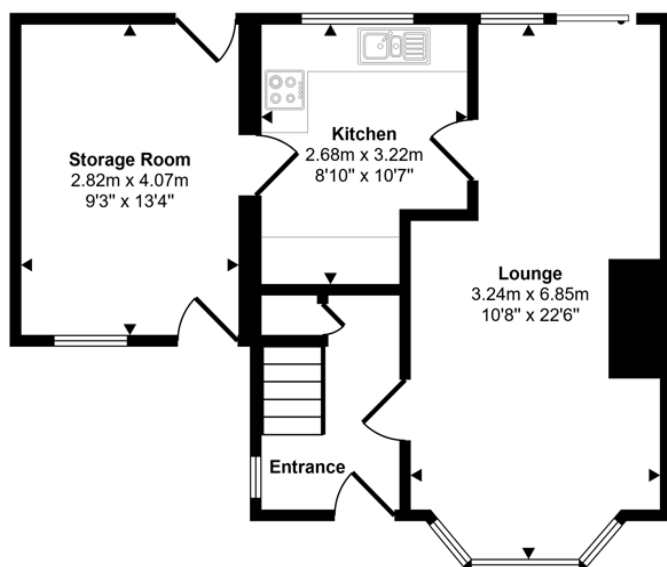
The home enjoys a lovely plot with gardens to both the front and rear. The rear garden is substantial in size and benefits from lots of sky and sunshine. Laid mainly to lawn with a rockery and fenced perimeters.



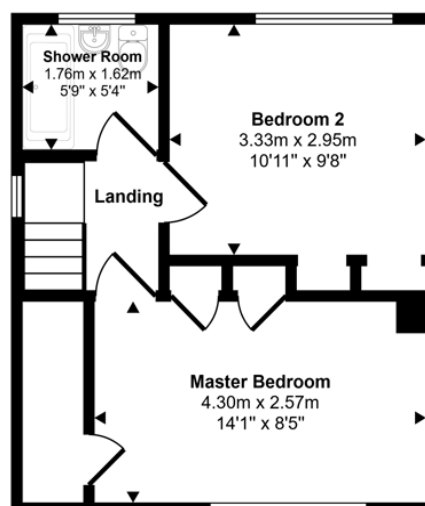
Front Outlook



Approx Gross Internal Area
79 sq m / 845 sq ft



Ground Floor
Approx 46 sq m / 498 sq ft



First Floor
Approx 32 sq m / 346 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) A		
(81-91) B		84
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Roslin Park, Bedlington, Northumberland, NE22 5HP

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

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