



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

Wilson Avenue, East Sleekburn, Bedlington, Northumberland, NE22 7BL

**£60,000** Starting Bid

🏠 x3 🚿 x1 🚻 x1

Tenure  
**Freehold**

### Property features

- ✓ Semi Detached
- ✓ Three Bedrooms
- ✓ En Suite Bathroom
- ✓ Partially Renovated
- ✓ EPC Rating E

On Street parking

## Key Information

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

## Description

This three-bedroom semi-detached house is situated in the quiet neighbourhood of East Sleekburn, Bedlington. This charming property offers a fantastic opportunity for families, first-time buyers and investors alike.

The current vendor has started the renovations with two new bathrooms and a fully fitted kitchen,

Outside, the property boasts a generous garden which needs some TLC.

This residential property awaits its future owners with the promise of a peaceful East Sleekburn lifestyle.

Don't miss this opportunity to enjoy comfortable living in a wonderful location. Contact Pattinson Estate Agents today to arrange a viewing.

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £60,000

Property Type: Semi-detached house

USPs: Requires work

Parking: On Street

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Listed property: No

Heating: Oil

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

## Lounge

6.34m x 3.54m (20'9" x 11'7")

Double glazed window, stairs to first floor.



## Kitchen Diner

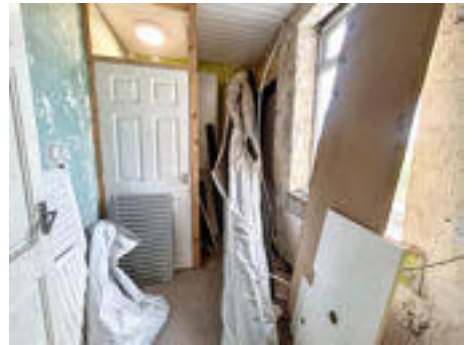
6.15m x 5.88m (20'2" x 19'3")

Fitted with a range of wall drawer and base units with complementary work surfaces, sink with drainer and mixer tap, fitted with electric oven and hob with extractor, Integral dishwasher, plumbed for washing machine, double glazed window.



## Rear Porch

Double glazed window, Fitted with wc.



## Stairs To First Floor

Double gaze window.



## Bedroom One

3.96m x 3.56m (12'11" x 11'8")

Double glazed window.



## En-suite Bathroom

Fitted with a panelled bath, hand wash basin, low level wc double glazed window



## Bedroom Two

3.69m x 3.46m (12'1" x 11'4")

Double glazed window



## Bedroom Three

2.97m x 2.74m (9'8" x 8'11")

Double glazed window.




## Bathroom

2.66m x 2.66m (8'8" x 8'8")

Fitted with panelled bath, hand wash basin, low level wc, double glazed window.





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
(55-68) <b>D</b>		
(39-54) <b>E</b>	40	
(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:  
**G&T Properties Dudley Road, Brierley Hill, West Midlands, DY5 1HA,**  
<https://www.gandtproperties.co.uk/>

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