

# 35 Briardale

, Bedlington NE22 6EH

- Mid Terrace House
- Great investment
- No Upper chain
- Shower Room
- UPVC Double Glazing
- Three Bedrooms
- Gardens
- Two Reception Rooms
- Gas Central Heating
- Popular Location

## £90,000













****IDEAL INVESTMENT OPPORTUNITY ****

Offered for sale is this three bedroom terraced property situated on Briardale, Bedlington. The property is ideally situated close to local amenities including shops, schools and good transport links. The property has gas central heating and UPVC double glazing.

To the ground floor there is a entrance hallway, lounge, dining room, kitchen and downstairs cloak room.

To the first floor there are three bedrooms and a shower room/w.c.

Externally there is lawned garden to the front and a fenced low maintenance garden to the rear with outhouses for storage.

## Entrance Hallway

## Lounge
14'3" x 10'9"

## Dining Room

## Kitchen
10'0" x 7'0"

## Rear Hallway

## Cloakroom

Staircase from Dining Room leading to...

## First Floor Landling

## Bedroom One
10'10" x 10'4"

## Bedroom Two
6'7" x 5'5"

## Bedroom Three
6'11" x 7'4"

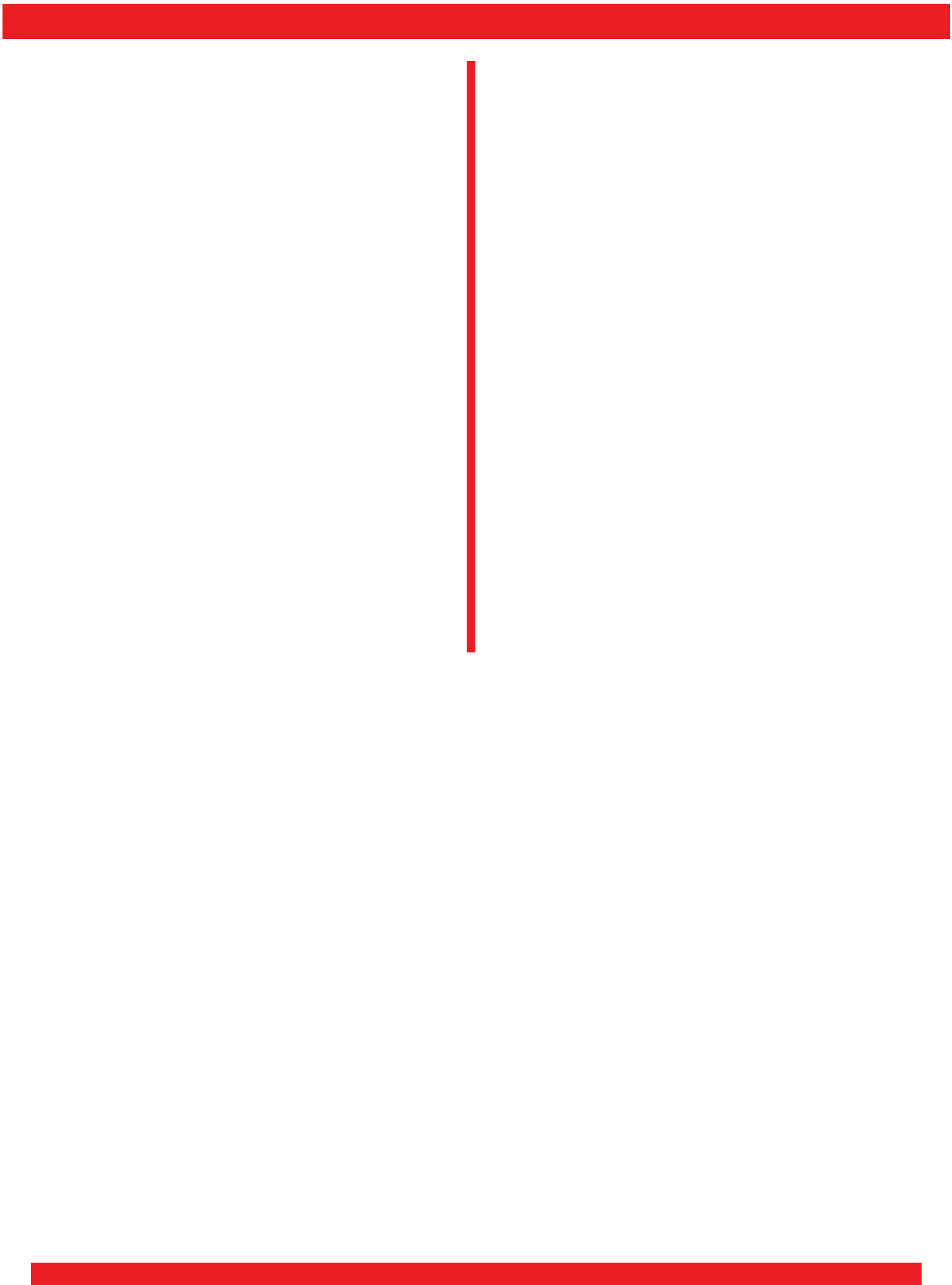
## Shower Room
6'7" x 5'5"

## Gardens

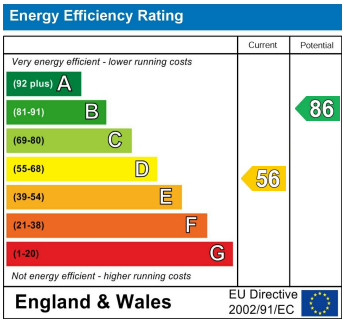


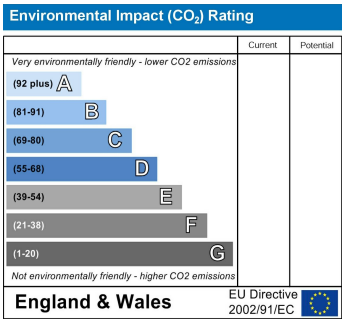






**Local Authority** Northumberland County Council
**Council Tax Band** A
**EPC Rating** D
**Tenure** Freehold








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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.