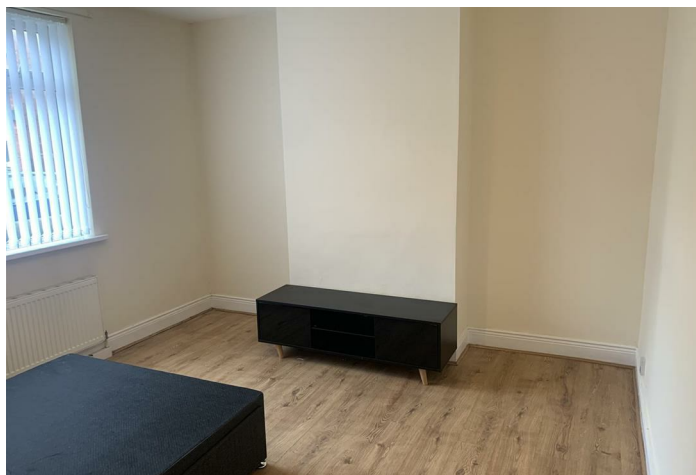




### 3 Rosiland avenue , Bedlington NE22 5BA

- NO CHAIN
- GROUND FLOOR
- INVESTMENT OPPERTUNITY
- TWO BEDROOM
- WITH YARD
- CLOSE TO LOCAL AMENTIES

£57,000





ML Estates are pleased to bring to the market this two bedroom ground floor flat, Located close to park and schools, with local amenities nearby this property is chain free and and available to view as an ideal investment.

The Property comprises of a large main bedroom, following onto the second bedroom and Living room, To the rear of the property a galley style kitchen and beyond that a family bathroom.



## **MAIN BEDROOM**

12'1 x 11'7

## **LIVINGROOM**

9'11 x 12'3

## **BEDROOM TWO**

8'1 x 8'9

## **KITCHEN**

11 x 6'04

## **BATHROOM**

8'01 x 5'06







Local Authority  
Council Tax Band  
EPC Rating  
Tenure Freehold

| Energy Efficiency Rating                    |                         |                                                                                   |
|---------------------------------------------|-------------------------|-----------------------------------------------------------------------------------|
|                                             | Current                 | Potential                                                                         |
| Very energy efficient - lower running costs |                         |                                                                                   |
| (92 plus) A                                 |                         |                                                                                   |
| (81-91) B                                   |                         |                                                                                   |
| (69-80) C                                   |                         |                                                                                   |
| (55-68) D                                   |                         |                                                                                   |
| (39-54) E                                   |                         |                                                                                   |
| (21-38) F                                   |                         |                                                                                   |
| (1-20) G                                    |                         |                                                                                   |
| Not energy efficient - higher running costs |                         |                                                                                   |
| England & Wales                             | EU Directive 2002/91/EC |  |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |                                                                                   |
|-----------------------------------------------------------------|-------------------------|-----------------------------------------------------------------------------------|
|                                                                 | Current                 | Potential                                                                         |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |                                                                                   |
| (92 plus) A                                                     |                         |                                                                                   |
| (81-91) B                                                       |                         |                                                                                   |
| (69-80) C                                                       |                         |                                                                                   |
| (55-68) D                                                       |                         |                                                                                   |
| (39-54) E                                                       |                         |                                                                                   |
| (21-38) F                                                       |                         |                                                                                   |
| (1-20) G                                                        |                         |                                                                                   |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |                                                                                   |
| England & Wales                                                 | EU Directive 2002/91/EC |  |



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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.