



Richmond Close | Bedlington | NE226NG

**Offers In Excess Of £240,000**

Well presented detached family home located in the popular residential hazelmere estate located in Bedlington with excellent transport links and school and amenities close by. The property comprises of Lounge, kitchen, dining room, downstairs cloaks and extended sunroom to the rear. The first floor has three generous bedrooms the master having an en-suite bathroom plus a family bathroom and two storage cupboards. Externally it has well maintained rear gardens with decking and grassed area and to the front a driveway into the garage and grassed area with colorful borders. We anticipate this to be very popular and would advise early viewing to appreciate this desirable home.

ROOK  
MATTHEWS  
SAYER



## Well Presented Detached House

## Three Bedroom

Extended Sun Room

En-Suite

Updated Kitchen

Popular Hazelmere Estate

Downstairs Wc

Garage

For any more information regarding the property please contact us today

### Entrance Porch

Via UPVC entrance door, double glazed window to side.

### Downstairs Wc 2.71ft x 5.81ft (0.82m x 1.77m)

Low level wc, wash hand basin (set in vanity unit), tiling to floor and walls, single radiator.

### Lounge 10.85ft x 14.67ft (3.30m x 4.47m)

Double glazed window, double radiator, fire surround with gas fire inset and hearth, gas fire, television point, telephone point, coving to ceiling, spotlights, open plan arch to:

### Dining Room 9.60ft x 8.73ft (2.92m x 2.66m)

Tall wall mounted radiator.

### Kitchen 9.39ft x 11.62ft (2.86m x 3.54m)

Double glazed window to rear, wall mounted radiator, fitted with a range of wall, floor and drawer units with co-ordinating roll edge work surfaces, stainless steel sink unit and drainer with mixer tap, tiled splash backs, built in electric fan assisted oven, space for fridge/freezer, integrated microwave, plumbed for washing machine, tiling to floor, spotlights, double glazed door to rear.

### Sun Room 12.75ft x 11.68ft (3.88m x 3.56m)

Dwarf wall, double glazed windows, door to rear garden.

### First Floor Landing

Double glazed window to side, loft access, two built in storage cupboards.

### Bedroom One 11.67ft x 11'10 into wardrobes (3.55m x 3.38m)

Double glazed window to rear, single radiator, fitted wardrobes, television point.

### En-Suite 2.92ft x 8.62ft (0.89m x 2.62m)

Double glazed window to side, low level wc, wash hand basin, extractor fan, shower cubicle, tiling to walls, heated towel rail, spotlights, tiling to floor.

### Bedroom Two 9.47ft x 8.71ft (2.88m x 2.65m)

Double glazed window, single radiator, fitted wardrobes, television point, spotlights.

### Bedroom Three 9'03ft x 8'53ft (2.75m x 2.59m)

Double glazed window, single radiator.

### Bathroom 6.80ft x 6.41ft (2.07m x 1.95m)

Panelled bath with mains shower over, wash hand basin (set in vanity unit), low level wc, spotlights, double glazed window to rear, heated towel rail, tiling to walls and flooring.

### External

Rear garden laid mainly to lawn, decking area, flower beds, bushes and shrubs, screen fencing.

### Garage

Attached single garage with up and over door, power and lighting.

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### PRIMARY SERVICES SUPPLY

Electricity: Mains  
Water: Mains  
Sewerage: Mains  
Heating: Mains  
Broadband: Fibre  
Mobile Signal Coverage Blackspot: No  
Parking: Garage and driveway

### MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

### ACCESSIBILITY

This property has accessibility adaptations:  
Suitable for wheelchair users & level access

### TENURE

Freehold - It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

**COUNCIL TAX BAND: D**

**EPC RATING: D**

BD008520SB/SJ23/05/25.v.1



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

**Important Note:** Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in



**Money Laundering Regulations** – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.