



River Bank | Stakeford | NE62 5UY

# Offers In Excess Of £120,000

Ideal first time buyer home ready for someone to put there own stamp on. Located in the popular area of Stakeford close to local amenities and transport links this three bedroom semi detached home has loads of potential. The ground floor has lounge, kitchen/ diner and downstairs bathroom. The first floor has three double bedrooms and loft access. Externally well maintained front garden with driveway leading to a rear garden with summerhouse and storage shed. Early viewing is essential to appreciate what this property has to offer.

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**Semi Detached House**

**Popular Location**

**Three Bedroom**

**Gardens and Driveway**

**No Onward Chain**

**Freehold**

**Ideal First Time Buy**

**EPC: C/ Council Tax:A**

For any more information regarding the property please contact us today

Entrance

UPVC entrance door.

Entrance Hallway

Stairs to first floor landing, double radiator.

Lounge 15.25ft x 14.00ft (4.64m x 4.26m)

Double glazed window to front, fire surround with electric fire, television point, telephone point, television point, coving to ceiling.

Kitchen 11.42ft x 8.90ft (3.48m x 2.71m)

Double glazed window to rear, single radiator, fitted with a range wall, floor and drawer units with co-ordinating roll edge work surfaces, stainless steel sink unit and drainer with mixer tap, built in electric fan assisted double oven, electric hob with extractor fan above, space for cooker, integrated washing machine, tiling to floor.

First Floor Landing

Double glazed window to side, loft access.

Loft

Partially boarded, pull down ladders.

Bedroom One 12.37ft x 9.55ft (3.77m x 2.91m)

Double glazed window to front, single radiator, fitted wardrobes and drawers, built in cupboard.

Bedroom Two 11.10ft x 9.30ft (3.38m x 2.83m)

Double glazed window to rear, single radiator.

Bedroom Three 8.98ft x 7.67ft (2.47m x 2.33m)

Double glazed window to rear, single radiator.

Bathroom 7.00ft x 4.49ft (2.13m x 1.42m)

Three piece white suite comprising of; panelled bath, pedestal wash hand basin, low level wc, double glazed window to side, single radiator, part tiling to walls, tiled flooring, extractor fan.

External

Front garden laid mainly to lawn, flower borders, driveway.

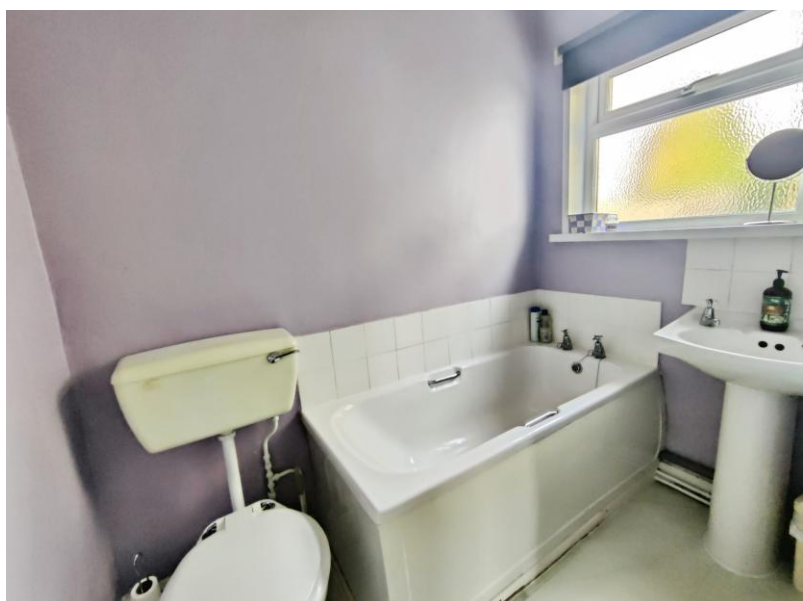
Rear garden laid mainly to lawn, flower beds, bushes and shrubs, summer house, garden shed.

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**Bedlington@rmsestateagents.co.uk**

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#### PRIMARY SERVICES SUPPLY

Electricity: Mains  
Water: Mains  
Sewerage: Mains  
Heating: Gas Heating  
Broadband: Fibre  
Mobile Signal Coverage Blackspot: No  
Parking: On street parking

#### 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.

#### 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: A

EPC RATING: C

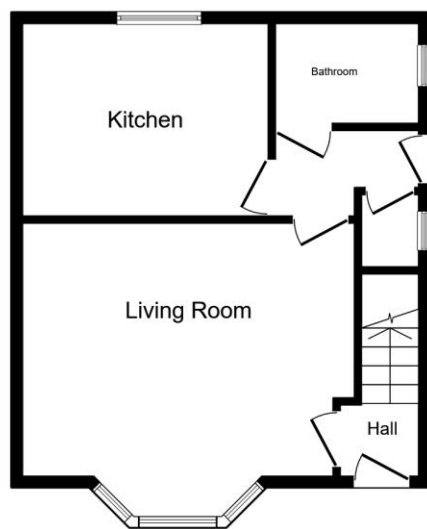
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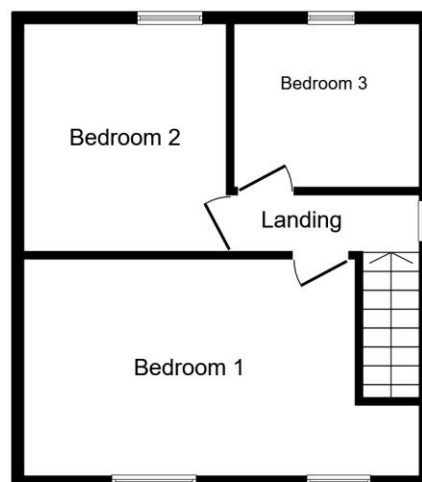
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Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	77 C
55-68	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.

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