



Vicarage Terrace | Bedlington | NE22 5DR

Offers In Excess Of £210,000

Simply stunning this home has the wow factor, the house has lots of original features and will be the envy of many people. Located in the popular area of Bedlington with all local amenities and transport links on your doorstep. The ground floor has a lounge with open fireplace and log burning fire, through to kitchen with range cooker and door to boot room. First floor offers two double bedrooms and a modern bathroom. Externally the house has private enclosed gardens to the rear with access to the garage and driveway. Viewing is essential to appreciate this amazing home.

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End Terrace House

Stunning Property

Original Features

Garage & Gardens

Two Double Bedrooms

EPC:D Council Tax:A

Close To Town Centre

Freehold

For any more information regarding the property please contact us today

Entrance

Via Composite door.

Entrance Hallway

Stairs to first floor landing, laminate flooring, single radiator.

Lounge 15.98ft x 14.13ft (4.87m x 4.30m)

Double glazed window to front, two double radiators, fire surround with log burner, built in storage cupboard, television point.

Kitchen 16.06ft x 12.26ft (4.89m x 3.73m)

Double glazed window to rear, double radiator, fitted with a range of wall, floor and drawer units with co-ordinating roll edge work surfaces, co-ordinating sink unit and drainer with separate taps, built in electric range oven, integrated fridge freezer, washing machine and dishwasher, laminate flooring, spotlights, door to boot room.

Boot Room 10.16ft x 6.83ft (3.09m x 2.08m)

French doors to rear, double radiator.

First Floor Landing

Double glazed window to side, single radiator.

Bedroom One 15.59ft x 12.17ft (4.75m x 3.70m)

Double glazed window to front, double radiator, fitted wardrobes and drawers, built in cupboard, television point, original wood flooring.

Bedroom Two 16.69ft x 9.86ft (5.08m x 3.00m)

Double glazed window to rear and side, double radiator.

Bathroom 9.46ft x 5.59ft (2.88m x 1.70m)

Three piece white suite comprising of pedestal wash hand basin, shower cubicle, low level wc, spotlights, double glazed window to rear, heated towel rail, tiling to walls, tiled flooring, extractor fan.

External

Rear garden laid mainly to lawn, patio area, flower beds, bushes and shrubs. Detached single garage with electric door, power and lighting. Driveway to side.

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PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Mains Gas – Wood Burner/ Open Fire
Broadband: Fibre
Mobile Signal Coverage Blackspot: Yes
Parking: Garage & Driveway (Rear of property)

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

Suitable for wheelchair users, level access & wide doorways.

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: D

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	63 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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