



Church Lane | Bedlington | NE22 5EL

£250,000

A rare opportunity to buy on one of the most popular streets in Bedlington has come available, this two bedroomed detached bungalow will appeal to most buyers looking to move closer to the town centre. This much loved home is a viewing must although in need of modernization this property has lots of potential. It has two reception rooms, utility, kitchen, conservatory, bathroom and two bedrooms. Externally its a generous plot with driveway and gardens to front and rear. We anticipate this not to be on the market long so would encourage early viewing.

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Detached Bungalow

Utility Room

Two Bedroom

No Onward Chain

Two Reception Rooms

Freehold

Conservatory

EPC: D/ Council Tax:C

For any more information regarding the property please contact us today

Entrance Porch

UPVC entrance door.

Entrance Hallway

Single radiator.

Lounge 16.44ft x 12.10ft (5.01m x 3.68m)

Double glazed window to front and side, double radiator, fire surround with gas fire, television point, telephone point, coving to ceiling.

Dining Room 10.20ft x 9.91ft (3.10m x 3.02m)

Door to conservatory, single radiator, coving to ceiling.

Kitchen 9.42ft x 8.74ft (2.87m x 2.66m)

Double glazed window to rear, single radiator, fitted with range of wall, floor and drawer units with co-ordinating roll edge work surfaces, co-ordinating sink unit and drainer with mixer tap, tiled splash backs, space for cooker, space for fridge, tiling to floor, coving to ceiling, glass wood door to utility room.

Utility Rooms 5.86ft x 4.61ft (1.78m x 1.40m)

Double glazed window to rear and side, fitted base units, porcelain sink, plumbed for washing machine, door to rear garden, tiled flooring.

Conservatory 11.57ft x 11.88ft (3.52m x 3.62m)

Dwarf wall, double glazed windows, ceiling fan, double radiator, tiled flooring, storage cupboard.

Bedroom One 12.15ft x 12.20ft (3.70m x 3.71m)

Double glazed window to front, single radiator, coving to ceiling, television point.

Bedroom Two 9.43ft x 8.43ft (2.87m x 2.56m)

Double glazed window to rear, double radiator, fitted wardrobes and drawers, coving to ceiling, television point

Bathroom 6.86ft x 5.87ft (2.09m x 1.78m)

Three piece white suite comprising of; walk in shower, low level wc, spotlights, two double glazed windows to rear, heated towel rail, part tiling to walls, tiled flooring, cladding.

External

Front Garden laid mainly to lawn, bushes and shrubs, flower borders, driveway. Rear garden laid mainly to lawn, flower beds, bushes and shrubs, garden shed, gravelled area.

T: 01670 531114

Bedlington@rmsestateagents.co.uk

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PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Mains Gas
Broadband: Cable
Mobile Signal Coverage Blackspot: No
Parking: garage and driveway

Historic 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.

BUILDING WORKS

Any known planning permissions/ building works relating to a neighboring property: yes

ACCESSIBILITY

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: C

EPC RATING: D

BD008596SB/SJ24/10/25.v.1



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	65 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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