



Bishops Meadow | Bedlington | NE226JZ

Offers In Excess Of £85,000

Located in the popular cul de sac just behind Bedlington High street with easy access to all local amenities and transport links this property will appeal to first time buyers or buy to let investors. The home briefly comprises of lounge/diner, kitchen, two double bedrooms and family bathroom internally. Externally the home has off street parking to the front and the rear has a garden with built in outhouse with plumbing and electrics. Viewing is advised to appreciate what this home has to offer.

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Semi Detached House

Driveway

Two Double Bedrooms

Rear Garden

No Onward Chain

Freehold

Ideal First Time Buy

EPC:E/ Council Tax: A

For any more information regarding the property please contact us today

Entrance

Via UPVC entrance door.

Entrance Hallway

Stairs to first floor landing, double radiator, storage cupboard, double glazed window to front.

Lounge/Diner 20.77ft x 11.07ft (6.33m x 3.37m)

Double glazed window to front, double glazed patio doors to rear, two double radiators, electric fire, television point.

Kitchen 10.68ft x 9.07ft (3.25m x 2.76m)

Double glazed window to rear, double 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, electric hob with extractor fan above, space for fridge, spotlights, double glazed door to rear.

First Floor Landing

Double glazed window to side, loft access.

Loft

Partially boarded, pull-down ladders.

Bedroom One 14.25ft x 9.11ft (4.34m x 2.77m)

Double glazed window to front, single radiator, built in cupboard, television point.

Bedroom Two 11.25ft x 11.14ft (3.42m x 3.39m)

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

Bathroom 8.32ft x 5.54ft (2.53m x 1.68m)

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

External

Block paved driveway to front. Low maintenance garden to rear, bushes and shrubs.

Outhouse

Detached outhouse with power and lighting, water supply plumbed for washing machine.

T: 01670 531114

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PRIMARY SERVICES SUPPLY

Electricity: "Mains
Water: Mains
Sewerage: Mains
Heating: Mains
Broadband: None
Mobile Signal Coverage Blackspot: No
Parking: 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.

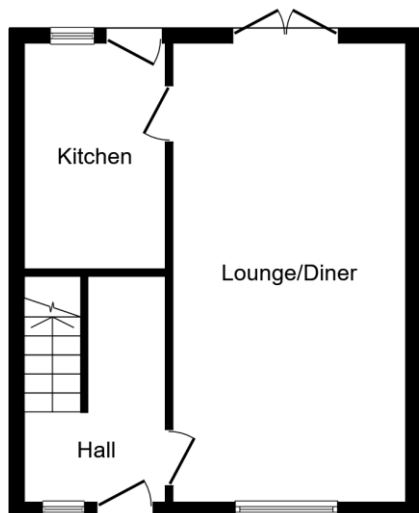
TENURE

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

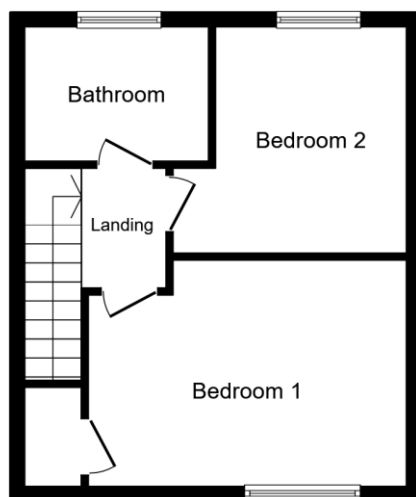
COUNCIL TAX BAND: A

EPC RATING: E

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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		79 C
55-68	D		
39-54	E	53 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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