



Millbank Place | Bedlington | NE22 5AU

Offers In Excess Of £145,000

Updated and renovated by its current owner this lovely semi detached home will make an ideal family home for first time buyers or a move to a larger property for someone wanting to climb the ladder. Located in a cul de sac in a great location for access to the town center and local amenities this is a must view. The property has open plan lounge/diner leading to an updated kitchen to the ground floor and the first offers three bedrooms and an updated family bathroom. Externally ample parking to the front of the home with an enclosed private rear garden overlooking the allotments. Viewing is advised to appreciate what this home has to offer.

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Semi Detached House

Rear Garden

Three Bedroom

Updated Kitchen & Bathroom

Lounge/ Diner

Freehold

Off Street Parking

EPC: C/ Council Tax:A

For any more information regarding the property please contact us today

Entrance

Via composite door, double glazed window to front.

Entrance Hallway

Stairs to first floor landing, tiled flooring, double radiator, two storage cupboards.

Lounge/ Diner 24.30ft x 12.54ft (7.40m x 3.82m)

Double glazed window to front and rear, two double radiators, fire surround with inset and hearth, television point, telephone point, coving to ceiling.

Kitchen 10.47ft x 9.67ft (3.19m x 2.94m)

Double glazed window to rear, wall mounted heater, 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, electric hob with extractor fan above, space for fridge, plumbed for washing machine, tiling to floor, spotlights, double glazed door to rear.

First Floor Landing

Double glazed window to side, loft access.

Bedroom One 10.90ft x 9.93ft (3.32m x 3.02m)

Double glazed window to rear, double radiator, built in wardrobe.

Bedroom Two 11.94ft x 9.31ft (3.63m x 2.83m)

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

Bedroom Three 9.36ft x 7.41ft (2.85m x 2.25m)

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

Bathroom 7.69ft x 6.85ft (2.34m x 2.08m)

Three piece white suite comprising of; 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 floor.

External

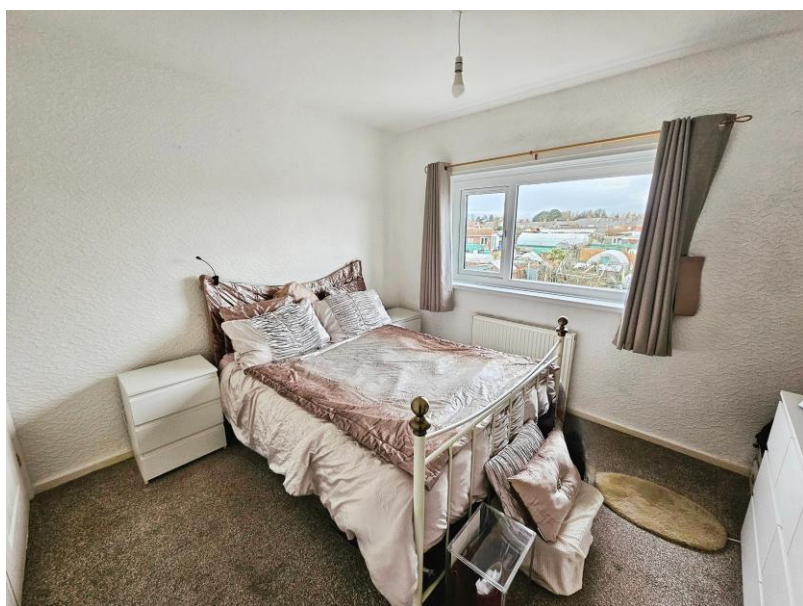
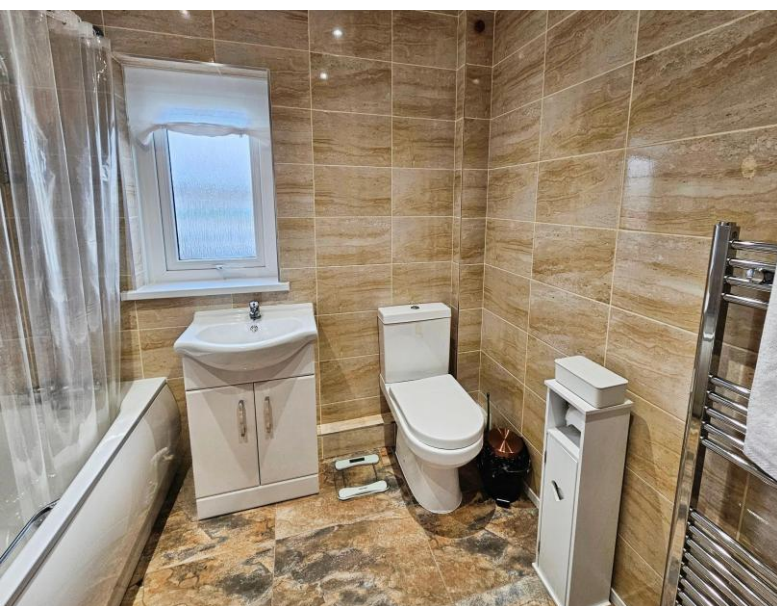
Low maintenance front garden, gravelled and paved for parking. Low maintenance rear garden laid mainly to lawn, patio area, screen fencing. Low maintenance side garden, paved and gravelled area.

Detached outhouse.

T: 01670 531114

Bedlington@rmsestateagents.co.uk

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PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Mains
Broadband: ADSL
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: C

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	72 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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