



Clovelly Gardens | Bedlington | NE22 5UG

Offers In The Region Of £140,000

This home is crying out for someone to give it some updating and care to make it into a spacious family home. Located in the popular area of Bedlington withing walking distance of the main high street with good amenities and transport links. The property comprises of porch, lounge/diner, kitchen/diner, utility room and downstairs cloaks. The first floor has three bedrooms one with en-suite and a family bathroom, it also has a converted loft room which is accessed via stairs leading from the third bedroom. Viewing is essential to appreciate the space this home has to offer.

ROOK
MATTHEWS
SAYER

**3****1****2****Mid Terraced House****Popular Location****Three Bedroom****No Onward Chain****Utility Room****EPC:C/ Council Tax:B****Downstairs Wc****Freehold**

For any more information regarding the property please contact us today

Entrance Porch

UPVC entrance door, double glazed windows to front and side.

Entrance Hallway

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

Downstairs Wc 2.60ft x 3.07ft (0.79m x 0.93m)

Low level wc, spotlights.

Lounge 29.45ft x 10.58ft (8.97m x 3.11m)

Double glazed window to front and rear, two double radiators, fire surround with fire, television point, ceiling rose.

Kitchen 25.89ft x 12.76ft (7.89m x 3.88m)

Two double glazed windows to rear, single radiator, 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, tiled splash backs, built in electric fan assisted oven, electric hob with extractor fan above, space for cooker, tiling to floor, spotlights, wood door to:

Utility Room 7.09ft x 7.53ft (2.16m x 2.29m)

Double glazed window to side, plumbed for washing machine, skylight.

Loft 12.61ft x 11.13ft (3.84m x 3.38m)

Converted, two Velux windows.

Bedroom One 15.34ft x 7.69ft (4.67m x 2.34m)

Double glazed window to front, single radiator.

En-Suite 7.46ft x 5.44ft (2.27m x 1.65m)

Double glazed window to rear, pedestal wash hand basin, single radiator, extractor fan, panelled bath, part tiling to walls, laminate flooring.

Bedroom Two 15.51ft x 9.29ft (4.72m x 2.83m)

Double glazed window to rear, double radiator, fitted wardrobes and drawers.

Bedroom Three 11.60ft x 9.01ft into wardrobes (3.53m x 2.74m)

Double glazed window to front, single radiator, fitted wardrobes and drawers, access to loft room.

Bathroom 5.45ft x 6.50ft (1.66m x 1.98m)

Three-piece white suite comprising of; mains shower cubicle, wash hand basin (set in vanity unit), low level wc, spotlights, double glazed window to front and rear, heated towel rail, tiling to walls and flooring.

External

Low maintenance garden, flower beds, driveway. Low maintenance rear garden, patio area, bushes and shrubs.

Attached outhouse.

T: 01670 531114

Bedlington@rmsestateagents.co.uk

**ROOK
MATTHEWS
SAYER**



PRIMARY SERVICES SUPPLY

Electricity: unknown
Water: unknown
Sewerage: unknown
Heating: unknown
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.

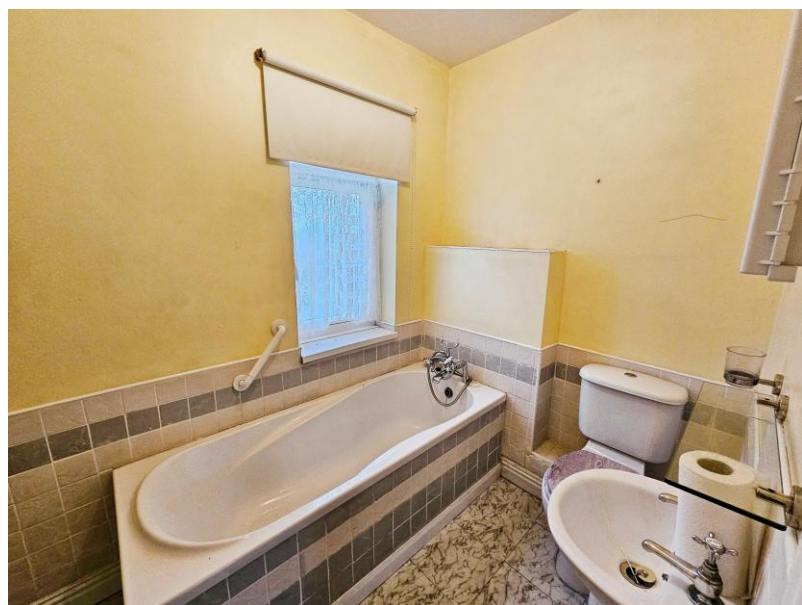
TENURE

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: B

EPC RATING: C

BD008612SB/SJ11.11.2025.v.1



T: 01670 531114

Bedlington@rmsestateagents.co.uk

ROOK
MATTHEWS
SAYER



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	73 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.

T: 01670 531114

Bedlington@rmsestateagents.co.uk

ROOK
MATTHEWS
SAYER