

# SIGNATURE

## NORTH EAST

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 Netherton Hall, Bedlington NE22 6AS

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## Offers Over £550,000

Signature North East is delighted to present this stunning semi-detached Grade II listed house brimming with character in the charming Netherton Village. This property offers a peaceful retreat with convenient access to local amenities, including a village shop, post office, primary school, and community centre. Well-connected with public transportation and major roads nearby, this location is ideal for commuters or those seeking a tranquil village lifestyle. Residents can enjoy the nearby towns of Bedlington and Ashington, which offer a wider range of shops, restaurants, and entertainment options.

This home spans four floors and stands out for its unique character, highlighted by beautiful ceiling beams and low ceilings. The basement has been transformed into a cosy cinema room, while the ground floor hosts daily living spaces, and the first and second floors accommodate the sleeping quarters. The ample hallway leads to a comfortable living room featuring exposed ceiling beams and a brick fireplace with fitted bookshelves on either side. The formal dining room on the opposite side also boasts a fireplace, maintaining the home's historic charm. The basement is accessed via the dining room. The open-plan kitchen includes a dining area for casual meals and a peninsula with a breakfast bar. The kitchen is completed with modern amenities, including a fridge freezer and a cooking range. A three-piece shower room with a walk-in shower completes the ground floor.

The first floor features four spacious double bedrooms and a four-piece family bathroom with a delightful freestanding bath and a walk-in shower. The character of the property continues throughout the top floors with original-style windows and ceiling beams. The second floor offers two spacious bedrooms that can easily accommodate king-size beds. One bedroom is a master suite complete with a walk-in shower, making this property perfect for extended or growing families.

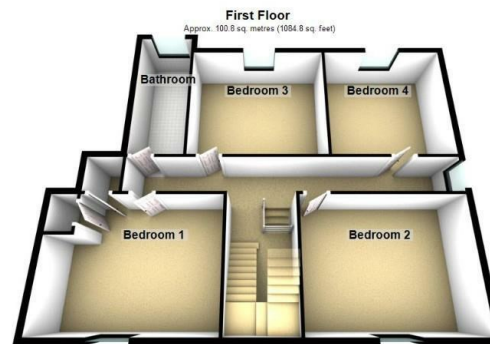
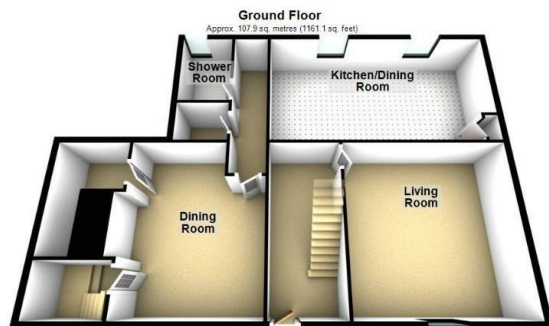
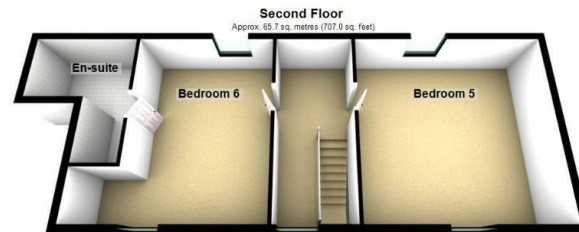
Outside, the property offers a mature, secluded, gated back garden with access to the road and a parking spot. For additional parking, the property features a private courtyard with multiple spaces and a single garage for extra security or storage.

This Grade II listed house in Netherton Village is perfect for those seeking a unique, character-filled home. Don't miss the opportunity to make this charming property your own.



PLEASE NOTE THAT THE VENDOR HAS CERTIFIED THE PROPERTY INFORMATION AND IMAGES.

# PROPERTY FLOORPLAN




Total area: approx. 292.7 sq. metres (3150.8 sq. feet)  
Please be advised the floorplans are not drawn to scale and are to be used to give an idea of the layout of the property.  
Plan produced using PlanUp.

## Measurements:

- Living Room  
16'7" x 16'1"
- Dining Room  
16'7" x 13'3"
- Kitchen / Dining Room  
23'5" x 12'5"
- Shower Room  
7'10" x 5'4"
- Cinema Room  
15'10" x 9'5"
- Bedroom One  
16'6" x 12'8"
- Bedroom Two  
16'0" x 12'8"
- Bedroom Three  
14'2" x 12'5"
- Bedroom Four  
12'7" x 12'5"
- Bathroom  
14'3" x 5'7"
- Bedroom Five  
16'9" x 16'7"
- Bedroom Six  
17'9" x 16'7"
- En Suite  
11'8" x 9'1"

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>70</b>
(55-68) <b>D</b>	<b>56</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	





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