

# SIGNATURE

## NORTH EAST

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📍 Humford Way, Bedlington NE22 5ET



# Humford Way, Bedlington NE22 5ET

**Asking Price**  
**£365,000**

Signature North East welcomes you to this charming three-bedroom bungalow in Bedlington, quietly positioned within a peaceful cul-de-sac and enjoying a superb sense of privacy, with no neighbouring homes overlooking the property. Local amenities and green spaces are close at hand, with Bedlington Railway Station and the stunning Blyth beach only a short distance away by car.

Step through the entrance hallway into the inviting living room, offering ample space for furnishings, a cosy fireplace, and a large window that floods the room with natural light. The well-sized kitchen, installed in 2022, provides attractive wall and base units, quality countertops, and integrated appliances including an oven and hob. There is comfortable space for a dining set, and access to the rear garden is available directly from the kitchen.

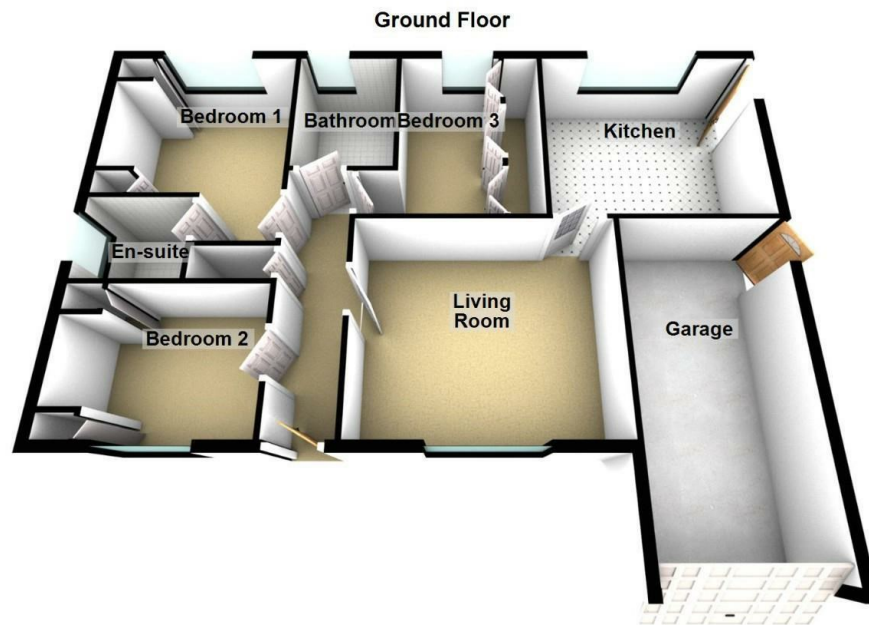
Continuing through the home, you'll find three bedrooms, two of which are generous doubles. All bedrooms are equipped with fitted wardrobes, with bedroom one further benefiting from an en suite featuring a walk-in shower. A family bathroom, complete with a bathtub, wash basin, and WC, provides additional convenience and completes this home.

Externally, the property sits on a large plot with established front and rear gardens, offering mature lawns, well-tended hedges, and attractive patio and stone areas. Off-street parking is provided via a garage and driveway, ensuring practicality alongside the home's appealing setting.



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

# PROPERTY FLOORPLAN



Total area: approx. 94.7 sq. metres (1019.6 sq. feet)

## Measurements:

Living Room  
12'8"

Kitchen  
11'2" x 13'0"

Bedroom One  
13'0" x 8'10"

En Suite  
5'1" x 6'2"

Bedroom Two  
8'5" x 11'1"

Bedroom Three  
11'3" x 8'7"

Bathroom  
8'0" x 6'1"

Garage  
19'2" x 8'10"

## 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>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

74

62

England & Wales

EU Directive  
2002/91/EC











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