



Woodland Close | Bedlington | NE22 6BS

Offers In Excess Of £205,000

Immaculately Presented Three-Bedroom Town House with Open Field Views

Situated on the highly sought-after Broadoaks Estate in Bedlington, this impressive three-bedroom town house enjoys excellent transport links and convenient access to local amenities. Offering beautiful open views across fields to the rear, this fantastic home is sure to appeal to a wide range of buyers.

The ground floor briefly comprises a welcoming entrance hallway, a modern lounge, a convenient cloakroom/WC, and a stylish kitchen/dining room, ideal for both everyday living and entertaining.

To the first floor are two well-proportioned bedrooms and a contemporary family bathroom. Occupying the entire second floor is the impressive principal bedroom, complete with built-in wardrobes and a generous en-suite shower room.

Externally, the property benefits from a double driveway to the front, providing ample off-street parking. To the rear is a fantastic enclosed garden enjoying uninterrupted views over the surrounding fields, creating a wonderful outdoor space to relax and unwind.

Early viewing is highly recommended to fully appreciate the accommodation, location, and stunning outlook this lovely home has to offer.

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1



2

Semi Detached

En-Suite To Master

Three Story Townhouse

Downstairs Wc

Immaculate presentation

Freehold

Three Bedrooms

EPC:B / Council Tax:C

For any more information regarding the property please contact us today

PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Mains Gas
Broadband: fibre to premises
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.

Management fee for estate £210.29 per annum approx

2 years remaining on NHBC guarantee

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

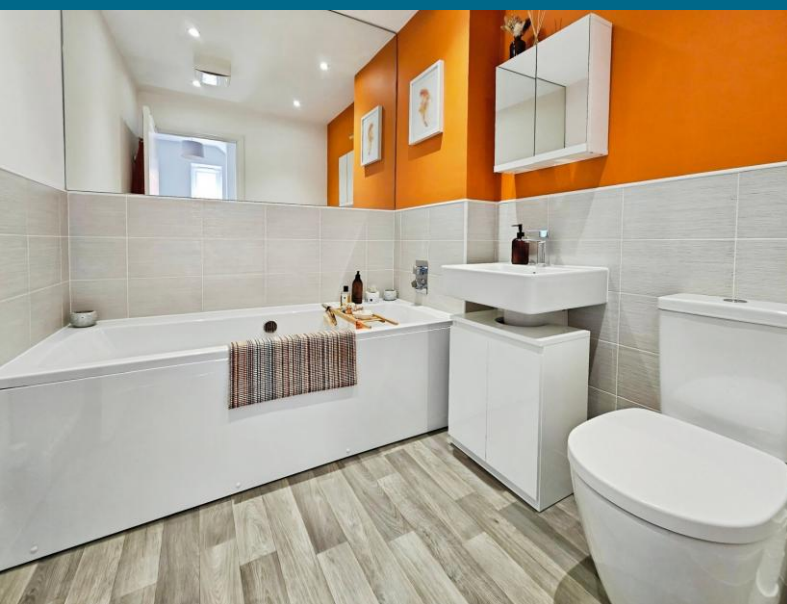
COUNCIL TAX BAND: C
EPC RATING: B
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Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

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Entrance

Via composite door.

Entrance Hallway

Stairs to first floor landing.

Downstairs Wc 5.18ft x 2.78ft (1.57m x 0.84m)

Low level wc, pedestal wash hand basin, laminate flooring, double glazed window, part tiling to walls, single radiator, spotlights.

Lounge 10.39ft x 14.49ft (3.16m x 4.41m)

Double glazed window to front, double radiator, television point.

Kitchen/ Dining Room 13.51ft x 9.94ft (4.11m x 3.02m)

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, tiled splash backs, built in electric fan assisted oven, gas hob with extractor fan above, integrated fridge freezer, washing machine and dishwasher, laminate flooring, spotlights, double glazed French doors to rear.

First Floor Landing

Double glazed window to side, single radiator.

Bedroom Two 11.17ft x 8.51ft (3.40m x 2.59m)

Double glazed window to rear, double radiator, fitted wardrobes, built in cupboard.

Bedroom Three 7.16ft x 5.68ft (2.18m x 1.73m)

Double glazed window to front, single radiator.

Bathroom 6.29ft x 6.97ft (1.91m x 2.12m)

Three piece white suite, panelled bath, pedestal wash hand basin, low level wc, spotlights, double radiator, part tiling to walls, laminate flooring, extractor fan.

Second Floor

Bedroom One 15.35ft x 13.72ft (4.67m x 4.18m)

Double glazed window to front and side, double radiator, fitted wardrobes, loft access.

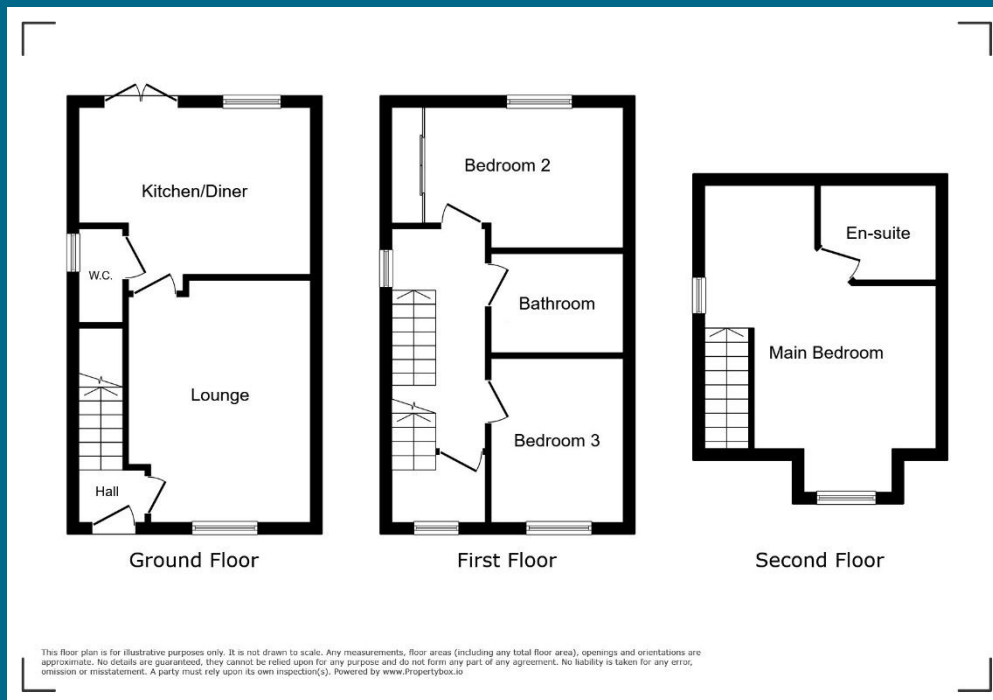
En-Suite 6.13ft x 6.79ft (1.86m x 2.06m)

Velux window, low level wc, floating wash hand basin, single radiator, extractor fan, mains shower, part tiling to walls, spotlights.

External

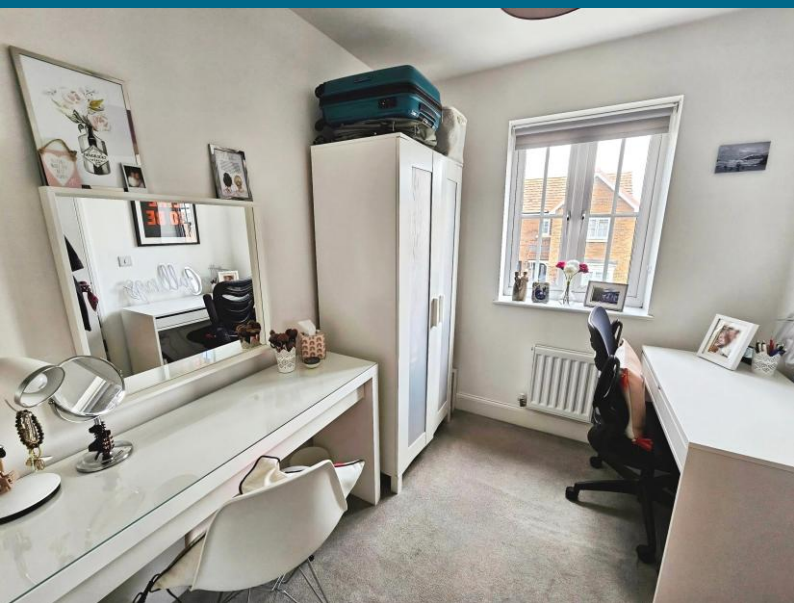
Low maintenance garden to front, block paved driveway to front. Rear garden laid mainly to lawn, patio area, bushes and shrubs, garden shed.

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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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