



Augustus Drive | Bedlington | NE22 6LE

Offers In Excess Of £175,000

Well Presented Extended Semi-Detached Home on the Sought-After Chesters Estate
Located on the highly desirable Chesters Estate in the heart of Bedlington, this fantastic extended semi-detached home has been well maintained throughout and is sure to appeal to a wide range of buyers. The accommodation briefly comprises a welcoming lounge, dining room, and a well-appointed kitchen with access to the garage. To the first floor, there are two generous sized bedrooms and an updated family bathroom. Externally, the property benefits from a driveway providing off-street parking and leading to the attached garage, together with a garden to the front. To the rear is a private, low-maintenance garden which is not overlooked, offering an excellent space to relax and entertain. Early viewing is highly recommended to fully appreciate the quality, space, and superb location of this fabulous home.

RMS | Rook
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2



2



1

Semi Detached House

Extended To Rear

Two Bedrooms

Garage & Gardens

Two Reception Rooms

Freehold/ leasehold

Sought After Estate

EPC:C / Council Tax:B

For any more information regarding the property please contact us today

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains

Broadband: Fibre to premises

Mobile Signal Coverage Blackspot: No

Parking: Garage, driveway & on street parking

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

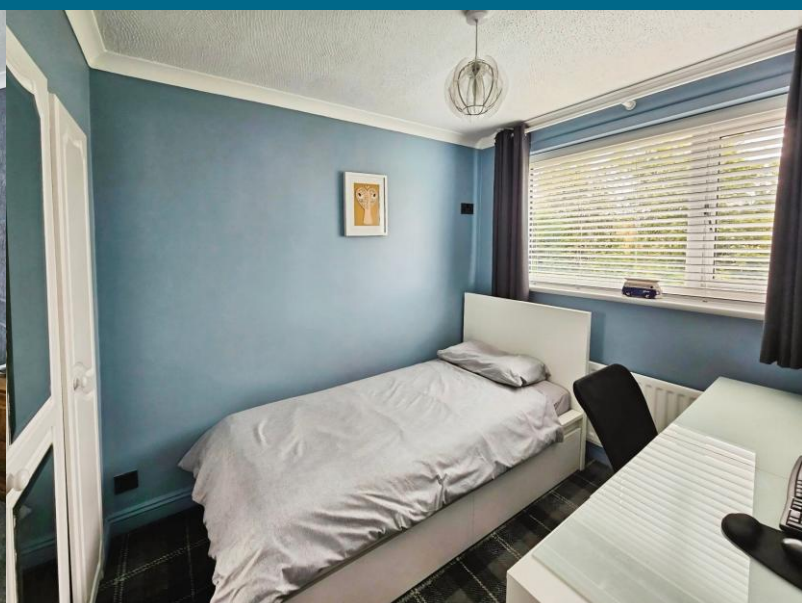
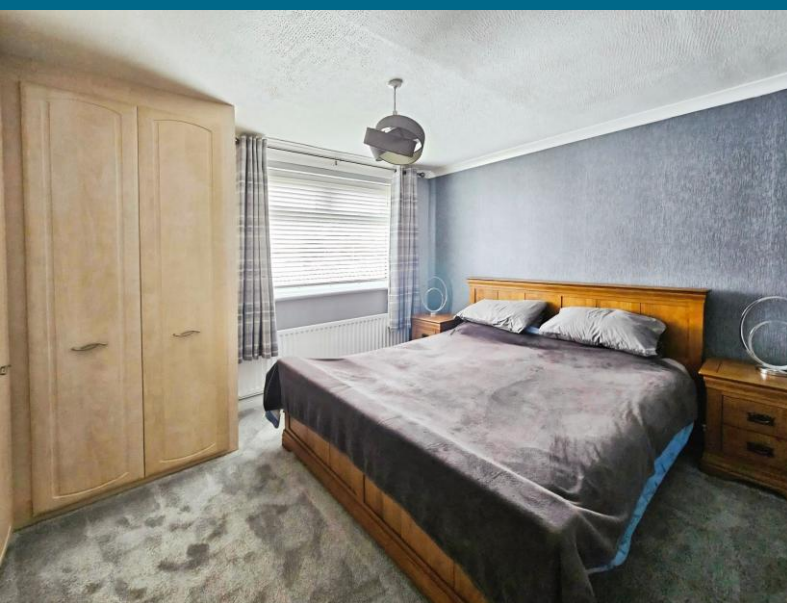
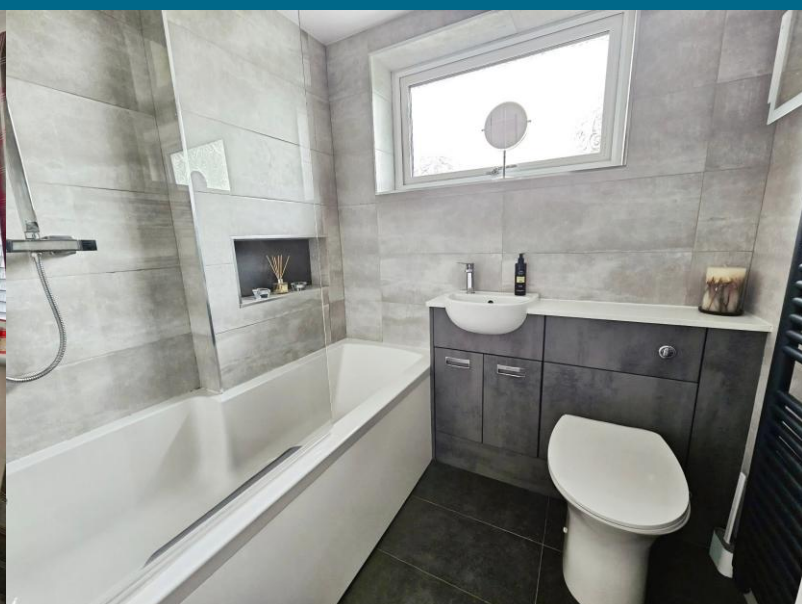
Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

BD009059SB/SJ27.08.2026.v.3

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Entrance

Via composite door.

Entrance Hallway

Stairs to first floor landing, feature radiator.

Lounge 13.77ft x 11.63ft (4.19m x 3.54m)

Triple glazed window to front, double radiator, television point, coving to ceiling.

Dining Room 14.39ft x 7.42ft (4.38m x 2.26m)

Triple glazed window to rear, double radiator, coving to ceiling, built in storage.

Kitchen 9.95ft x 8.85ft (3.03m x 2.69m)

Triple glazed window to rear, tall radiator, fitted with a range of wall, floor and drawer units with coordinating 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, vinyl flooring, spotlights, double glazed door to rear, door to garage.

First Floor Landing

Triple glazed window to side, loft access, built in storage cupboard, double radiator.

Loft

Partially boarded.

Bedroom One 10.39ft x 11.60ft (3.16m x 3.53m)

Triple glazed window to front, single radiator, fitted wardrobes and drawers, coving to ceiling.

Bedroom Two 7.67ft x 8.58ft into wardrobes (2.33m x 2.61m)

Triple glazed window to rear, single radiator, built in cupboard, coving to ceiling.

Bathroom 6.09ft x 5.61ft (1.85m x 1.70m)

Three-piece white suite comprising of; panelled bath with mains shower over, wash hand basin (set in vanity unit), low level wc, spotlights, triple glazed window to rear, heated towel rail, tiling to walls, tiled flooring, cladding to ceiling, extractor fan.

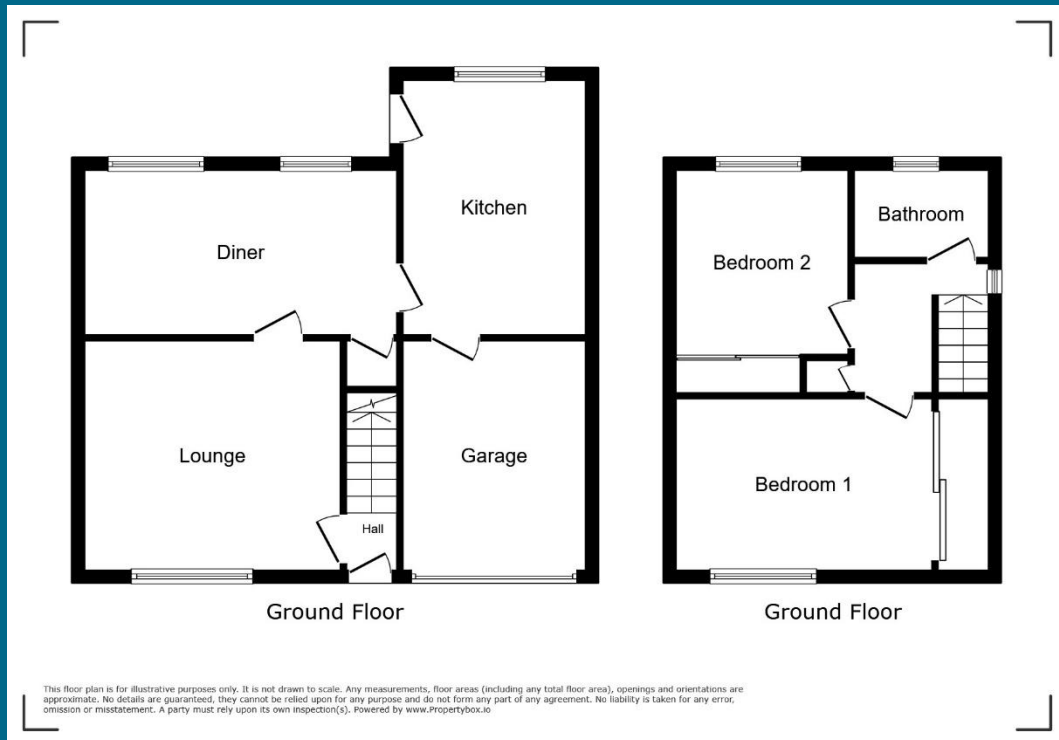
External

Front Garden laid mainly to lawn, bushes and shrubs, driveway leading to garage. Low maintenance rear garden, flower beds, bushes and shrubs, water tap.

Garage

Attached single garage with up and over door, power and lighting, plumbed for washing machine.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	79 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.

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 relation to this property.

