



Grange Park Avenue | Bedlington | NE22 7EF

Offers In Excess Of £150,000

Ideally situated close to the new Bedlington Train Station, this beautifully renovated three-bedroom semi-detached home is a property that simply must be viewed.

Finished to a high standard throughout, the property offers a blank canvas ready for the next owner to add their own style and personality. Recent improvements include a new central heating system, new fitted kitchen, and a modern family bathroom, providing a move-in-ready home with no work required.

The accommodation briefly comprises a spacious lounge and an impressive kitchen/dining room, utility and downstairs cloaks to the ground floor. To the first floor are three well-proportioned bedrooms and a contemporary family bathroom.

Externally, the property benefits from off-street parking to the front, while to the rear there is a generous garden enjoying open aspects, creating an excellent outdoor space for families and entertaining.

This stunning home combines modern living with a convenient location close to local amenities and transport links. Early viewing is highly recommended to fully appreciate the quality of accommodation on offer.

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**3****1****1****Semi Detached House****Refurbished To A High Standard****Three Bedroom****Open Views To Rear****Kitchen/Diner****Freehold****Substantial Garden****EPC:C / Council Tax:A**

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.

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

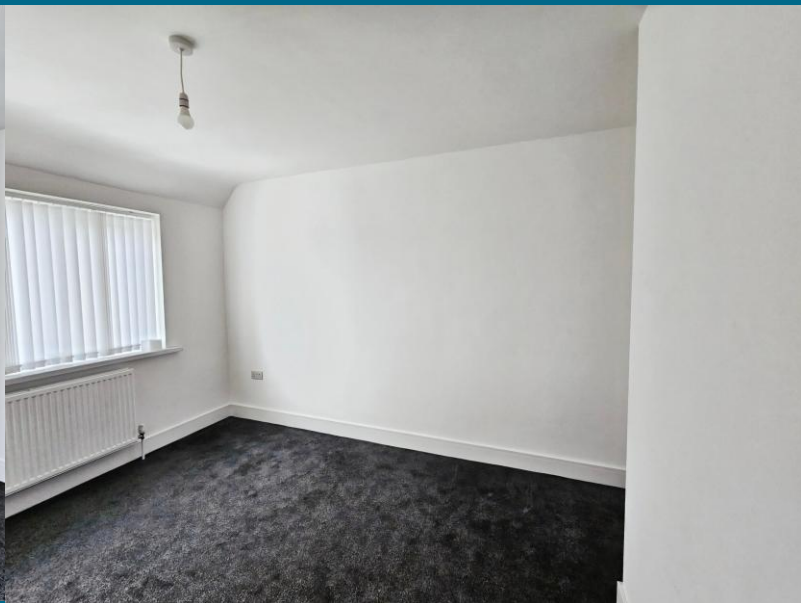
Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

COUNCIL TAX BAND: A**EPC RATING: C**

BD009103SB/SJ07.10.2026.v.1

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Entrance

Via composite door.

Entrance Hallway

Stairs to first floor landing, double radiator, storage cupboard, double glazed window to side.

Lounge 12.62ft x 12.71ft (3.84m x 3.87m)

Double glazed window to front, double radiator.

Kitchen 18.73ft x 10.15ft (5.70m x 3.09m)

Double glazed window to rear, double radiator, fitted with a range of wall, floor and drawer units with coordinating roll edge work surfaces, coordinating sink unit and drainer with mixer tap, upstands, built in electric fan assisted oven, electric hob with extractor fan above, space for fridge freezer, integrated washing machine and dishwasher, laminate flooring, spotlights, double glazed patio doors to rear, door to:

Utility Room 6.68ft x 5.80ft (2.03m x 1.76m)

Double glazed window to rear, fitted base units, stainless steel sink unit.

Downstairs Wc 6.29ft x 3.45ft (1.91m x 1.05m)

Low level wc.

First Floor Landing

Double glazed window to side, loft access, single radiator.

Bedroom One 11.23ft x 9.89ft (3.42m x 3.01m)

Double glazed window to front, single radiator.

Bedroom Two 12.37ft x 11.03ft (3.77m x 3.36m)

Double glazed window to rear, double radiator.

Bedroom Three 8.82ft x 7.29ft (2.68m x 2.22m)

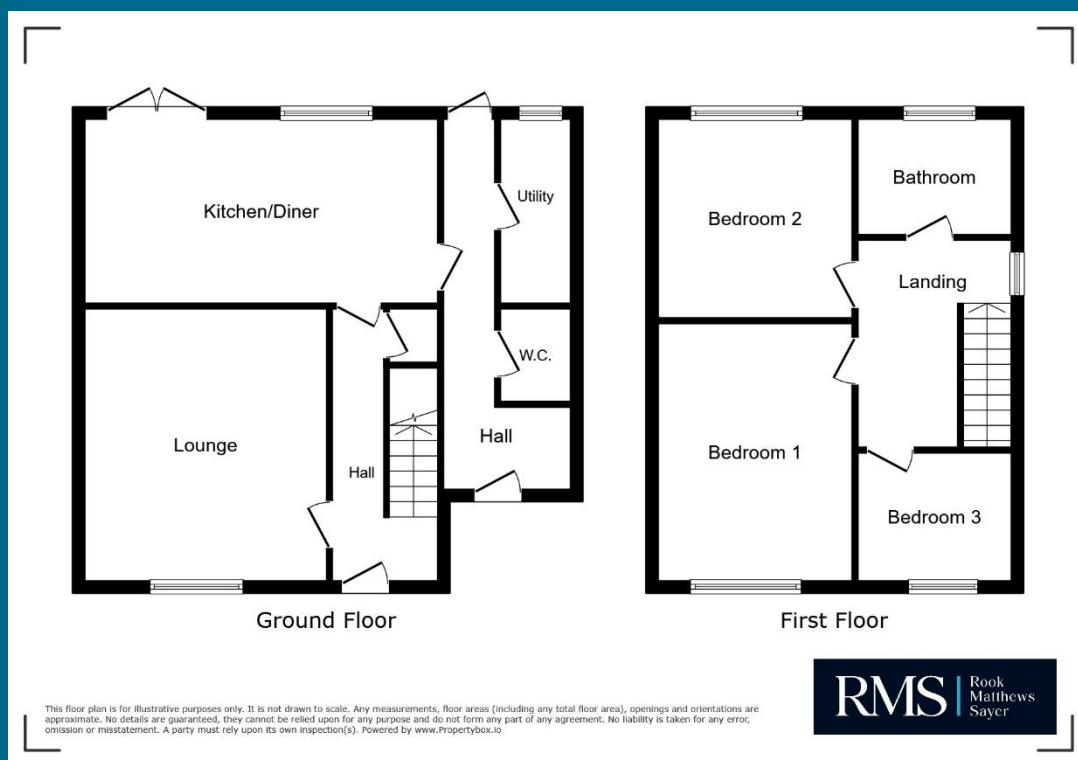
Double glazed window to front, double radiator.

Bathroom 9.47ft x 5.47ft (2.88m x 1.66m)

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

External

Block paved driveway to front. Rear garden laid mainly to lawn, patio area, hot and cold water tap and electric sockets.



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.

