



Harewood Drive | Bedlington | NE22 5YW

# Offers In Excess Of £190,000

Located in popular Bower Grange Estate this delightful semi detached home will appeal to most buyers.

Offered with no upper chain this is a must view. Ground floor has open plan lounge/diner, with separate kitchen. The first floor has three bedrooms and a family bathroom. Although in need of a little modernization this is a well loved family home. Externally a double driveway to the front leading to garage and the rear has a well maintained garden. Early viewing is advised to avoid disappointment.

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**Semi Detached House**

**Garage & Gardens**

**Three Bedroom**

**Popular Location**

**Updated Kitchen & Bathroom**

**Freehold**

**No Onward Chain**

**EPC: tbc / 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 Gas

Broadband: Fibre to cabinet

Mobile Signal Coverage Blackspot: No

Parking: Driveway, garage and EV charging point

**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.

Easements, servitudes or wayleaves? Yes, Drain / water company access required on front driveway

**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: TBC**

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### Entrance

Via composite door.

### Entrance Hallway

Stairs to first floor landing, double radiator, two storage cupboards.

### Lounge/ Diner 22.88ft x 12.14ft (6.97m x 3.70m)

Double glazed window to front, double radiator, wall mounted radiator, television point, patio doors to garden, coving to ceiling.

### Kitchen 18.13ft x 8.69ft (5.52m x 2.64m)

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, built in electric fan assisted oven, electric hob with extractor fan above, integrated washing machine and dishwasher, built in cupboard with fridge freezer, double glazed door to rear, door to garage.

### First Floor Landing

Double glazed window to side, loft access, built in storage cupboard.

### Bedroom One 9.61ft x 11.39ft into wardrobes (2.92m x 3.47m)

Double glazed window to front, fitted wardrobes and drawers, television point.

### Bedroom Two 9.59ft x 9.80ft (2.92m x 2.98m)

Double glazed windows to rear, double radiator, television point.

### Bedroom Three 8.43ft x 7.83ft (2.56m x 2.38m)

Double glazed window to front, double radiator.

### Bathroom 8.33ft x 5.46ft (2.53m x 1.66m)

Four piece white suite comprising of; panelled bath with electric shower over, wash hand basin (set in vanity unit), low level wc, spotlights heated towel rail, tiling to walls, cladding to ceiling.

### External

Imprint concrete driveway leading to garage. Rear garden laid mainly to lawn, patio area (imprint concrete).

### Garage

Attached single garage, electric door, power and lighting, car charging point.

**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.

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EPC and Floorplan to follow

