



Harewood Drive | Bedlington | NE22 5YW

# Offers In Excess Of £190,000

Immaculately presented three bedroom semi detached house located on the popular Bower Grange estate with local amenities and excellent transport links close by. This will appeal to most families and with the new train station close by makes it even more desirable. The property has open plan lounge/diner, kitchen and conservatory to the ground floor. The first floor offers three bedrooms and a family bathroom. Externally the front has off street parking and access to the garage. The rear has low maintenance easy to maintain garden. Viewing is essential to appreciate this wonderful home.

**3****1****1****Semi Detached House****Multi Car Driveway****Three Bedroom****Garage & Gardens****Conservatory****Freehold****Utility Room****EPC: C / Council Tax:B**

For any more information regarding the property please contact us today

**Entrance Porch**

Double glazed door, double glazed windows.

Lounge / Open plan dining room 18.37ft x 23.27ft (5.59m x 7.09m)

Double glazed window to front, double glazed patio doors to conservatory, fire surround with electric fire, television point.

Kitchen 10.49ft x 7.17ft (3.19m x 2.18m)

Double glazed window to the rear, wall mounted single 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, space for cooker, laminate flooring, spotlights, double glazed door to:

Utility Room 5.55ft x 7.46ft (1.69m x 2.27m)

Double glazed window to rear, plumbed for washing machine, door to garage.

Conservatory 13.72ft x 9.82ft (4.18m x 2.99m)

Dwarf wall, ceiling fan.

**First Floor Landing**

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

Bedroom One 10.55ft into wardrobes x 9.74ft (3.21m x 2.96m)

Double glazed window to front, double radiator, fitted wardrobes and drawers, spotlights.

Bedroom Two 10.17ft x 9.71ft (3.09m x 2.95m)

Double glazed window to rear, double radiator, television point, spotlights.

Bedroom Three 8.41ft x 7.84ft (2.56m x 2.38m)

Double glazed window to front, built in cupboard.

Bathroom 8.31ft x 5.36ft (2.53m x 1.63m)

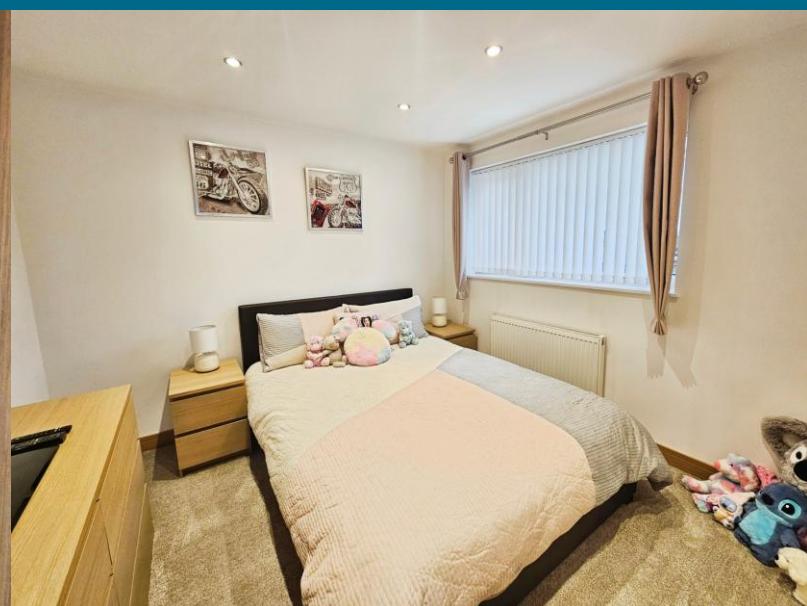
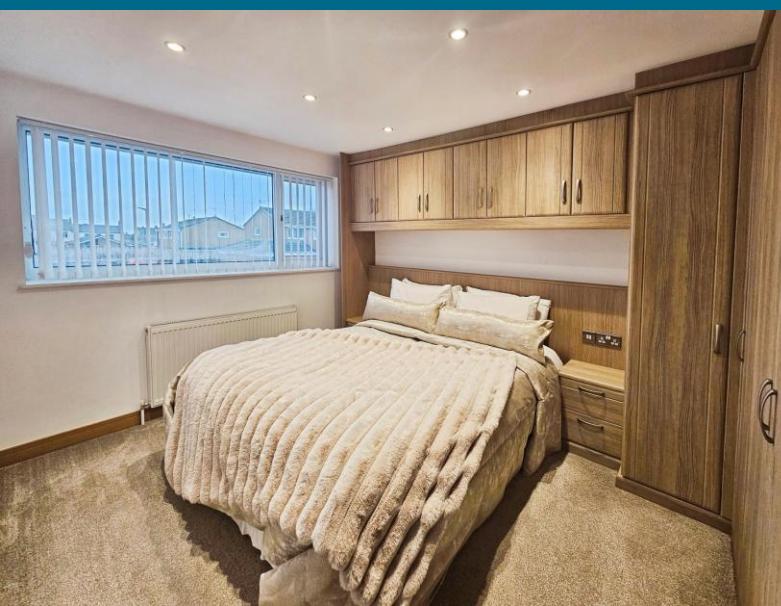
Three piece white suite comprising of; wash hand basin (set in vanity unit), double walk in shower cubicle, low level wc, spotlights, double glazed window to rear, heated towel rail, tiled walls and flooring, extractor fan.

**External**

Low maintenance garden to front, block paved multi car driveway. Low maintenance garden, patio area, gravelled area.

**Garage**

Attached single garage with up and over door, power and lighting.



#### 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

COUNCIL TAX BAND: B

EPC RATING: C

BD008568SB/SJ20.01.2026.V.1

**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.

