



Moorland Villas | Bedlington | NE22 7HA

Offers In Excess Of £180,000

Ideally positioned close to the new Bedlington train station, this impressive semi-detached home is sure to appeal to a wide range of buyers. Modernised and updated to a high standard throughout, this beautifully presented property is offered for sale with no onward chain, making it a must-view home.

The ground floor accommodation comprises a welcoming lounge which opens into a stylish modern kitchen/dining area, creating an excellent space for both everyday living and entertaining. There is also access to a utility room, downstairs cloakroom/WC, and a converted garage offering versatile additional living space.

To the first floor, there are three well-proportioned bedrooms and a contemporary family bathroom finished to a high standard.

Externally, the front of the property benefits from a block-paved driveway providing off-street parking, complemented by mature trees and planted borders. To the rear is a landscaped garden featuring a lawned area and patio, perfect for outdoor dining and relaxation.

Early viewing is highly recommended to fully appreciate the quality, space, and convenient location this superb home has to offer.

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**3****2****1****Semi Detached House****Converted Garage****Three Bedrooms****Landscaped Gardens****Modern Kitchen Diner****Freehold****Utility Room****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: 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**

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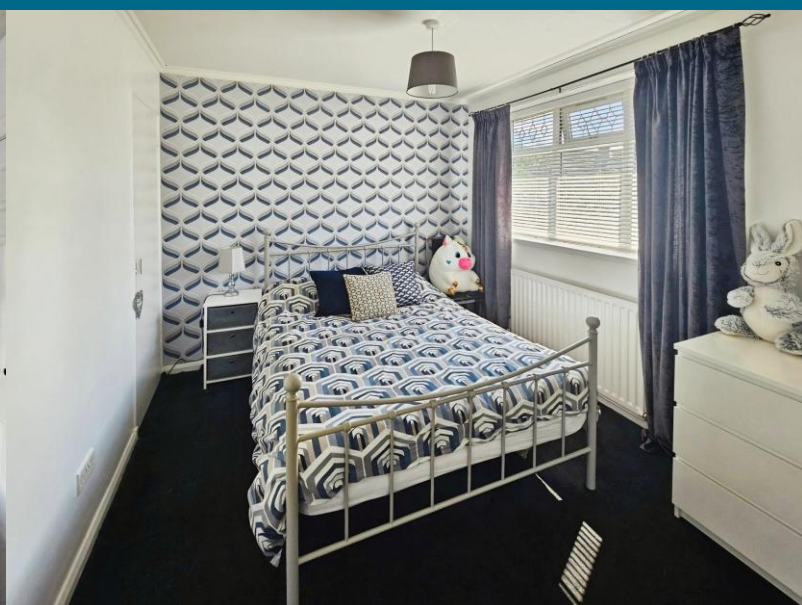
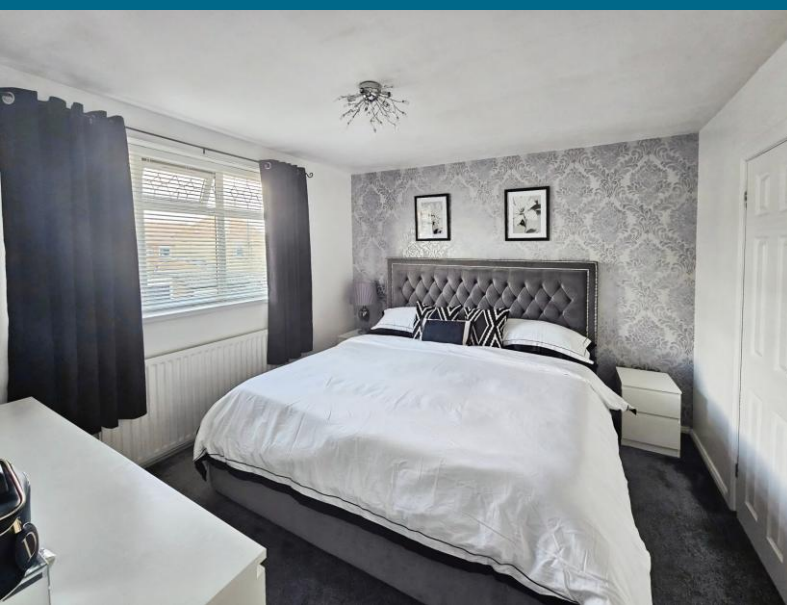
Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	76 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, single radiator, storage cupboard.

Lounge 12.27ft x 12.98ft (3.73m x 3.95m)

Double glazed window to front, single radiator, television point, picture rail, open to:

Dining Room

French doors to rear.

Kitchen/Dining room 19.09ft x 12.36ft (5.81m x 3.76m)

Double glazed window to rear, two wall mounted 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, tiled splash backs, built in electric double oven, induction hob, tiling to floor, built in storage cupboard, double glazed French doors to rear.

Utility Room 8.35ft x 5.67ft (2.54m x 1.72m)

Double glazed door to rear, space for fridge freezer, plumbed for washing machine, vinyl flooring, door to:

Downstairs WC 4.73ft x 3.22ft (1.44m x 0.98m)

Low level wc, floating wash hand basin, vinyl flooring, double glazed windows, spotlights.

Converted Garage 12.70ft x 7.92ft (3.87m x 2.41m)

Double glazed window to front.

Bedroom One 12.55ft x 10.55ft (3.82m x 3.21m)

Double glazed window to front, single radiator, built in cupboard.

Bedroom Two 10.19ft x 8.91ft (3.10m x 2.71m)

Double glazed window to rear, single radiator, built in cupboard.

Bedroom Three 7.56ft x 6.70ft (2.30m x 2.04m)

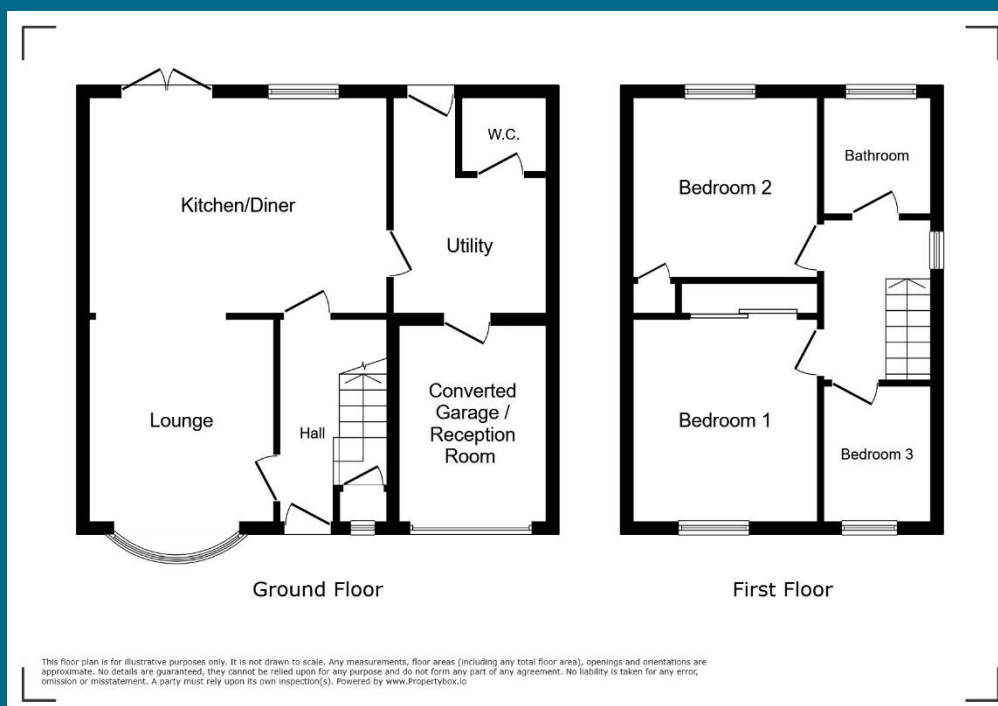
Double glazed window to front, single radiator, loft access.

Bathroom 8.35ft x 4.90ft (2.54m x 1.49m)

Three piece white suite comprising of; panelled bath with mains shower over, wash hand basin (set in vanity unit), low level wc, spotlights, two double glazed windows to the rear, heated towel rail, tiling to walls and flooring.

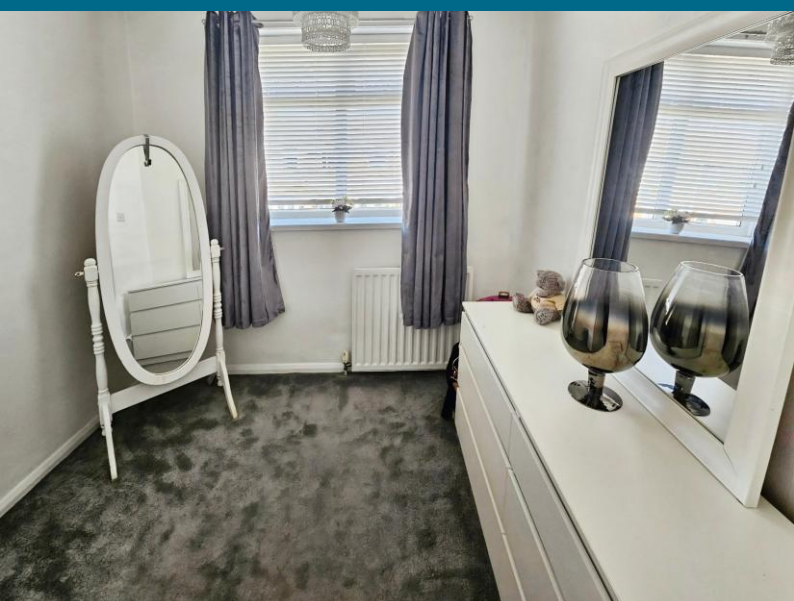
External

Block paved driveway to front, flower borders. Rear garden laid mainly to lawn, patio area, screen fencing, garden shed.



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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