



Meadowbank Drive | Guidepost | NE62 5YZ

£205,000

Three bedroomed detached home located in the popular residential estate on the edge of Guidepost with great transport links and amenities close by. Its offered to the market with no upper chain and will make a lovely family home with open views to the rear. The first floor has lounge, open to dining are leading into a conservatory and a kitchen. The first floor has three double bedrooms and a family bathroom. Externally Driveway and garage to the front with a low maintenance garden to the rear. Viewing is essential to appreciate what this property has to offer.

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Detached House

Conservatory

Three Bedroom

No Onward Chain

Sought After Location

Garage & Gardens

Two Reception Rooms

EPC: C/ Council Tax:C

For any more information regarding the property please contact us today

Entrance Porch

Via composite door, double glazed window to side.

Lounge 12.69ft x 10.79ft (3.86m x 3.28m)

Double glazed window to front, double radiator, media wall, built in storage cupboard, television point, coving to ceiling, open to:

Dining Room 9.12ft x 9.16ft (2.77m x 2.79m)

Double glazed window to conservatory, double radiator, coving to ceiling.

Kitchen 10.31ft x 9.71ft (3.14m x 2.95m)

Double glazed window to rear, single radiator, fitted with a range of wall, floor and drawer units with co-ordinating roll edge work surfaces, co-ordinating sink unit and drainer with mixer tap, tiled splash backs, built in electric fan assisted oven, electric hob with extractor fan above, integrated microwave, plumbed for washing machine, laminate flooring, spotlights, double glazed door to rear.

Conservatory 12.86ft x 9.71ft (3.91m x 2.95m)

Dwarf wall, double glazed windows, laminate flooring, storage cupboard, electric wall heater.

First Floor Landing

Loft access, built in storage cupboard.

Bedroom One 12.02ft x 9.84ft (3.66m x 2.99m)

Double glazed window to front, single radiator.

Bedroom Two 10.10ft x 9.81ft (3.07m x 2.99m)

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

Bedroom Three 8.65ft x 9.70ft (2.63m x 2.95m)

Double glazed window to front, single radiator.

Bathroom 7.11ft x 6.83ft (2.16m x 2.08m)

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

External

Low maintenance front garden, block paved driveway leading to garage. Low maintenance rear garden, patio and decking area, screen fencing, garden shed.

Garage

Attached single garage.

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PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Gas central heating
Broadband: Cable
Mobile Signal Coverage Blackspot: No
Parking: Garage & 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: C

EPC RATING: C

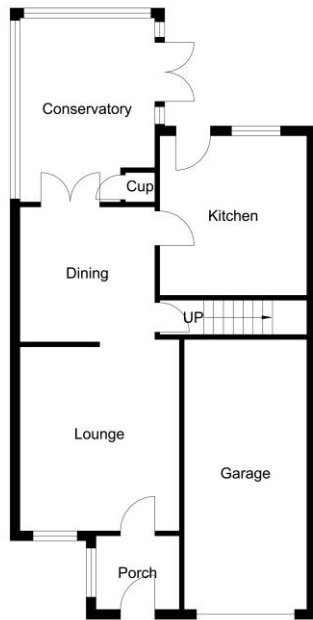
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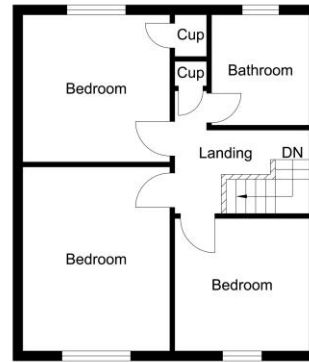
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Ground Floor



First Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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



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.

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