



Rothesay Terrace | Bedlington | NE22 5PX

**£149,950**

New on the market, this 3-bed extended terraced house which has been tastefully refurbished to a high standard by its current owners. This beautiful home blends classic character with contemporary design, creating a warm and luxurious environment ideal for modern family living. Situated in Bedlington with access to local schools, shops and railway station.

The property briefly comprises:

The property is entered via an inviting hallway which leads into a bright and airy lounge diner with a multi fuel stove which is a focal point of the lounge. This leads seamlessly through to the rear kitchen and breakfast bar area. The modern kitchen has been fitted with a range of modern wall and base units, offering an abundance of storage with appliances to include a double oven, separate fridge & freezer, gas hob, dishwasher and breakfast bar with seating. To the first floor on the first floor is a family bathroom and 3 bedrooms, to the rear of the property are generous views over the Gallagher Park. To the rear of the property is a private courtyard with a pergola and outdoor seating area. Externally there is front mature gravelled garden boasting trees and shrubs. To the rear of the property across the lane is a large, blocked driveway which accommodates parking for up to 3 cars. There is a large garage which has its own private bar entertainment area. To the rear of the property is a spacious mature garden which borders onto the woods of Gallagher Park.

**RMS** | Rook  
Matthews  
Sayer



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**Mid Terraced House**

**Newly Refurbished**

**Three Spacious Bedroom**

**Garage & Bar**

**Open Plan Lounge/Diner**

**Freehold**

**Multi Car Driveway**

**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 & wood burner

Broadband: Fibre to premises

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: A**

**EPC RATING: C**

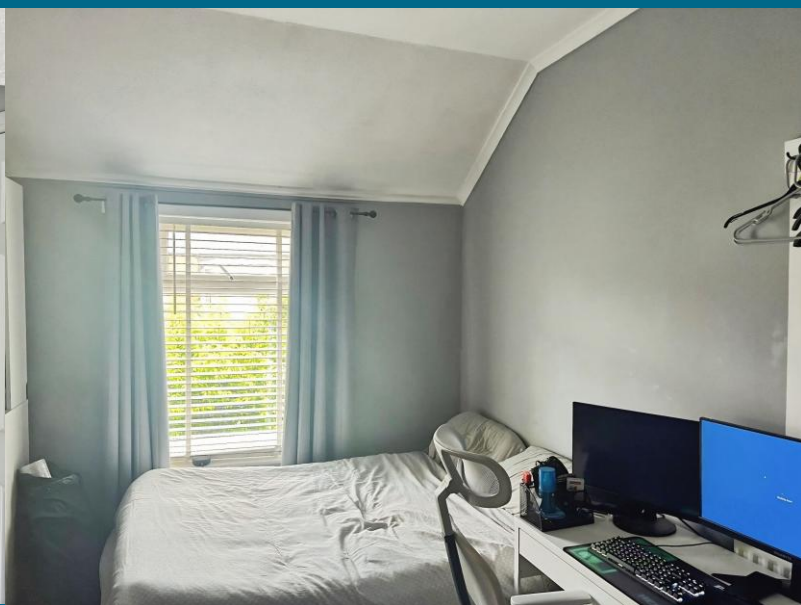
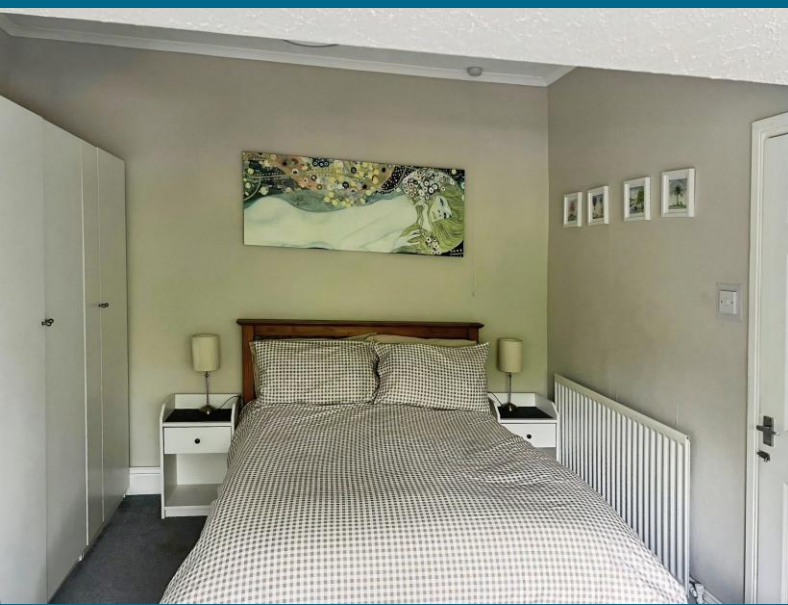
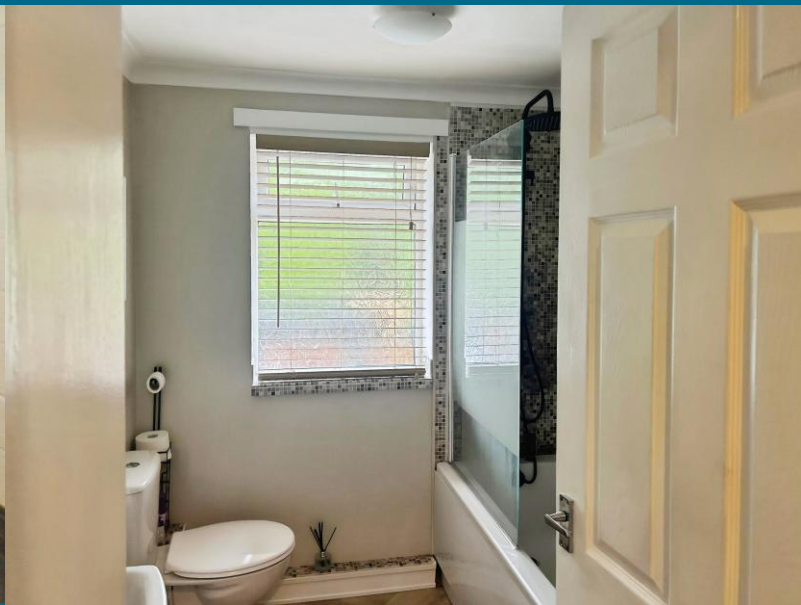
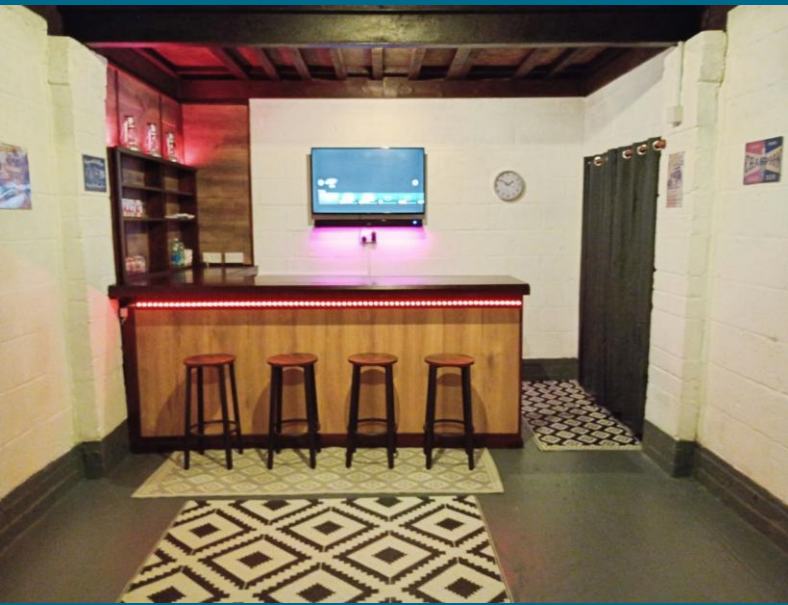
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Entrance Hallway: Composite Entrance door, tiled flooring, single radiator and stairs leading to the first-floor landing.

Lounge/Diner 7.00m (22.9) x 5.22m (17.12)

Double glazed windows to front, 2 single radiators, television point, multi fuel stove, coving to ceiling.

Kitchen 4.92m (16.2) x 2.50m (8.3)

Double glazed window to side, UPVC door, range of wall, floor and drawer units, new doors with coordinating roll edge work surfaces, tiled flooring, tiled splash backs, large stainless steel sink unit, drainer with mixer tap, Gas oven with extractor fan, plumbed for washing machine, dishwasher and breakfast bar area.

First Floor Landing:

Loft access and single radiator.

Family Bathroom 2.64m (8.6) x 1.98m (6.4)

3-piece suite comprising: paneled bath, overhead shower, low level WC, pedestal wash hand basin, double glazed window to side, single radiator, part mosaic tiling to walls.

Bedroom One 5.50m (18.04) x 3.26m (10.06)

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

Bedroom Two 4.14m (13.5) x 3.26m (10.6)

Double glazed window to Front, fireplace and single radiator.

Bedroom Three 3.35 (10.9) x 1.87 (6.13)

Double glazed window to front, single radiator.

Front Garden

Low maintenance graveled, high fenced garden with trees, bushes and shrubs.

Courtyard

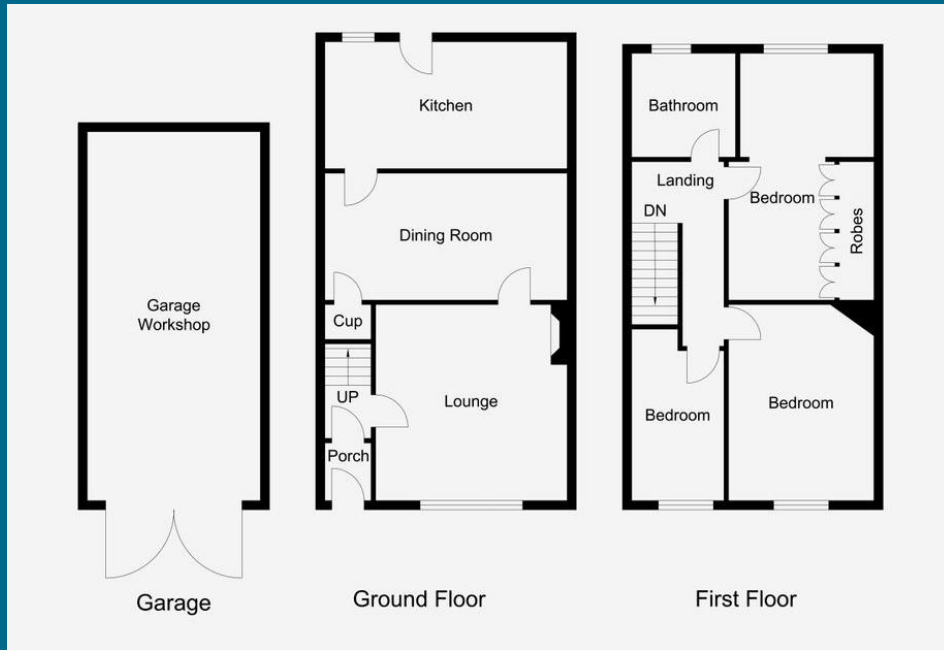
Rear courtyard is graveled for low maintenance with bushes and shrubs and there is a large pergola and a seating area.

Rear Garden

High fences, low maintenance graveled garden, shed, with a mixture of shrubs and flowers overlooking the woods.

Garage

Large, detached garage for additional parking with electrics and bar entertainment area with a large block paved driveway for parking for up to 3 cars.



**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.

