



Stakeford Road | Bedlington | NE22 7JU

**£240,000**

Don't miss out on this rare to the market, four bedroom semi-detached family home, nicely tucked away on the always sought after and desirable Stakeford Road, on the outskirts of Bedlington. Ideally located for access to road and transport links, the property is a short distance from the Northumberland line and simply must be viewed to appreciate the size of this generous plot. Fully double glazed and gas centrally heated via a combi boiler system the accommodation comprises briefly; entrance porch and hallway, a good size open plan lounge and dining room with lovely high ceilings and access to the conservatory, a recently fitted modern kitchen with fabulous wooden worktops, a ground floor bedroom (four) with a bathroom en-suite and French doors to the side garden, stairs to the first-floor landing, three further bedrooms and a shower room. Externally there is a gorgeous garden to the rear with lawn, patio and decked areas, (with more beyond the fencing boundary) a low maintenance garden to the side and to the front an open plan lawned garden and graveled driveway for multiple cars and a single detached garage. Viewings strongly advised.

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**Semi Detached House**

**Garage**

**Four Bedroom**

**Muti Car Driveway**

**Modern Fitted Kitchen**

**Freehold/ leasehold**

**Generous rear and side gardens**

**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 Gas

Broadband: Fibre to cabinet

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.

**ACCESSIBILITY**

Suitable for wheelchair users, level access, ramped access and wide doorways.

**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**

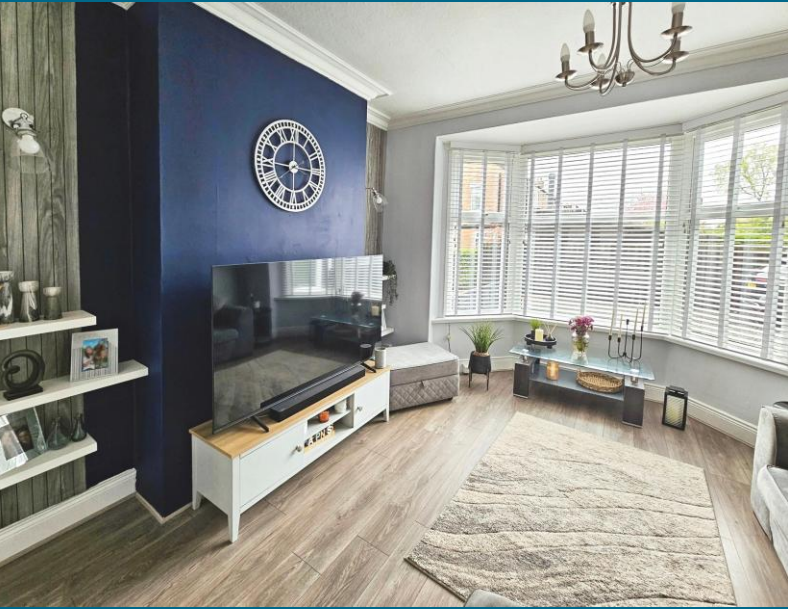
**EPC RATING: C**

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#### Entrance Porch

Double glazed door, double glazed windows.

#### Entrance Hallway

Stairs to first floor landing, laminate flooring, double radiator.

#### Lounge/ Dining Room 12'03 x 26'05 into bay (3.73 x 8.05)

Double glazed bay window to front, two radiators, television point, coving to ceiling, part laminate flooring, double doors to:

#### Conservatory 12'00 x 10'02 + door recess (3.66 x 3.10)

Double glazed windows, double glazed door.

#### Kitchen 16'01 x 15'07 – L-Shape (4.90 x 4.75)

Double glazed window to rear, fitted with a range of wall, floor and drawer units with co-ordinating wood work top surfaces and splash backs, stainless steel sink unit and drainer, splash backs, built in electric fan assisted oven, gas hob with extractor fan above, breakfasting bar, space for fridge freezer, plumbed for washing machine and dishwasher, space for dryer, cupboard housing combi boiler, spotlights, storage cupboard.

#### Bedroom Four 7'02 x 15'05 (2.18 x 4.70)

Double glazed window to rear, coving to ceiling, patio doors to side.

#### En-Suite 7'01 x 7'00 (2.16 x 2.13)

Double glazed window to rear, low level wc, pedestal wash hand basin, double radiator, part tiling to walls, corner bath with shower over, vinyl flooring.

#### First Floor Landing

Double glazed window to side, loft access

#### Loft

Pull down ladders, partially boarded.

#### Bedroom One 11'08 plus alcove x 11'09 (3.56 x 3.58)

Double glazed window to rear, double radiator, coving to ceiling, television point.

#### Bedroom Two 12'10 into alcove x 10'00 (3.91 x 3.05)

Double glazed window to front, double radiator, television point.

#### Bedroom Three 7'05 x 9'01 max L-Shape (2.26 x 2.77)

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

#### Bathroom/Wc

Double glazed window to rear, wash hand basin and low level wc (set in vanity unit), large shower cubicle, spotlights, heated towel rail, tiling to walls, cladding to ceiling, extractor fan.

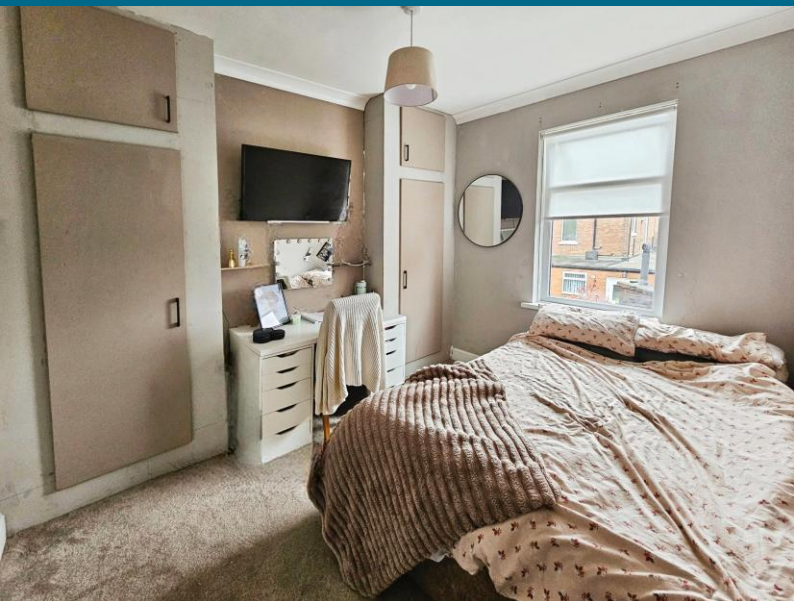
#### External

Front garden laid mainly to lawn, driveway leading to garage, gravelled area. Low maintenance side garden, electric points, patio area, gate to front garden. To the rear, patio and decking area, bushes and shrubs, water tap, garden shed, extra land beyond fence.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**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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