



Humford Way | Bedlington | NE22 5ET

Offers In Excess Of £350,000

This fantastic detached bungalow, located on a sought-after estate in the heart of Bedlington, is sure to prove extremely popular. Early viewing is highly recommended to avoid disappointment. Offered with no upper chain, the property is ready to move straight into. This spacious home briefly comprises two reception rooms, a well-appointed kitchen, three bedrooms, with the master benefiting from an ensuite, and a separate family bathroom. All internal and external doors are UPVC and all windows are double glazed. Externally, the property boasts a driveway leading to a double garage, along with a garden to the front and side. There is an external power point and tap which are both helpful when tending the rear garden. To the rear is a generous and well-maintained garden, perfect for relaxing or entertaining.

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Detached Bungalow

Landscaped gardens

Three Bedroom

Double garage and driveway

En-Suite

Freehold

Two Reception Rooms

EPC:D / Council Tax:D

For any more information regarding the property please contact us today

PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Mains Gas
Broadband: Full Fibre
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.

Agents Note: The sale of this property is subject to receipt of Grant of Probate. Please obtain an update from the branch with regards to the potential timeframes involved.

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: D

EPC RATING: D

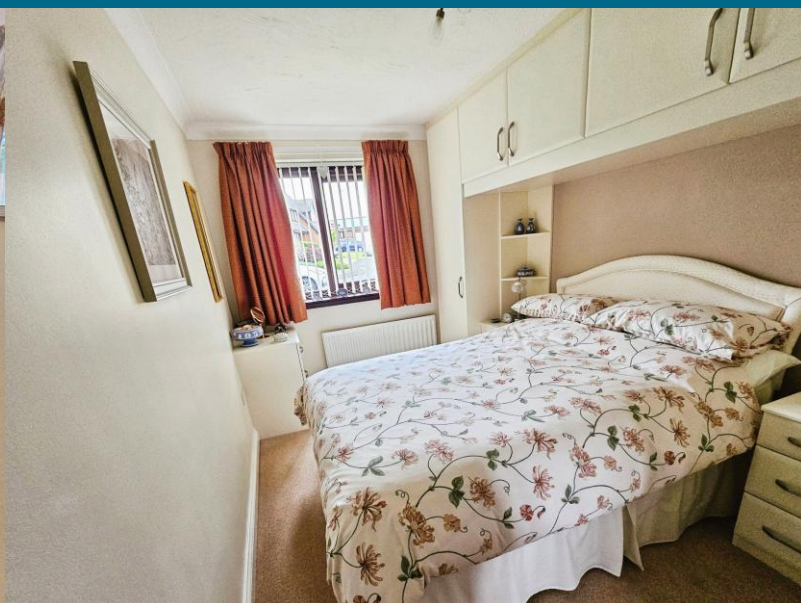
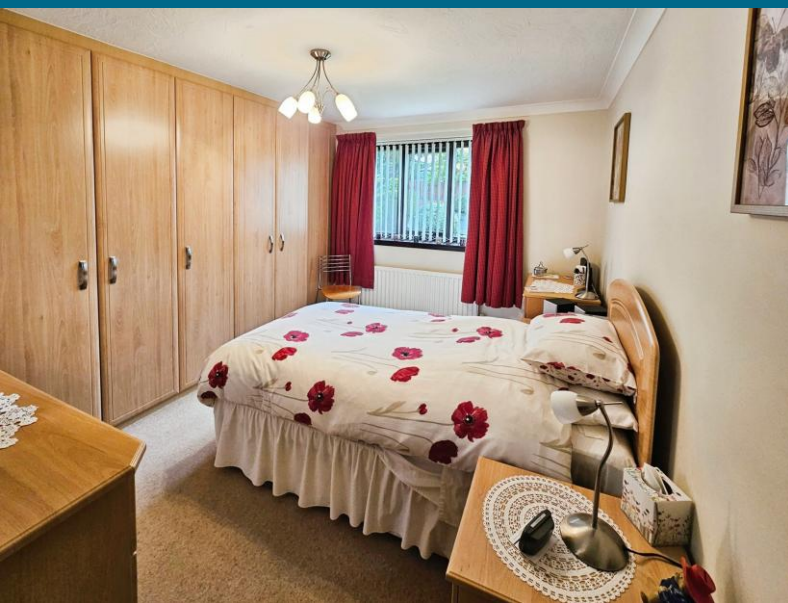
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Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks

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Entrance

Via UPVC entrance door with double glazed side panel window, into handy vestibule. A Second door leads you to the Hallway with Karndean flooring, single radiator.

Lounge 16.11ft x 15.52ft (4.91m x 4.73m)

Double glazed window to rear, double glazed patio doors to rear, double radiator, fire surround with electric fire, television point, telephone point, coving to ceiling, double doors to:

Dining Room 10.75ft x 7.59ft (3.27m x 2.31m)

Double glazed patio doors to rear, double radiator, dado rail, coving to ceiling.

Kitchen 14.88ft x 9.02ft (4.53m x 2.74m)

Double glazed window to rear, single radiator, fitted with a range of Cavendish wall, floor and drawer units with coordinating roll edge work surfaces, stainless steel sink unit and drainer with mixer tap, tiled splash backs, built in electric double oven, electric hob with extractor fan above, integrated fridge freezer, washer/dryer and dishwasher, Karndean tiling to floor, spotlights, double glazed external door providing access to side of the property and garage.

Loft (accessed from hall)

Partially boarded, pull-down ladders, lighting and power, housing gas boiler.

Bedroom One 16.44ft x 8.77ft (5.01m x 2.67m)

Double glazed window to front, single radiator, fitted Cavendish wardrobes and chest of drawers with two freestanding bedside cabinets, coving to ceiling.

En-Suite 7.18ft x 3.81ft (2.18m x 1.16m)

Double glazed window to side, low level wc, wash hand basin (set in vanity unit), extractor fan, shower cubicle (electric shower), tiling to walls, heated towel rail, spotlights, Amtico Click flooring.

Bedroom Two 13.17ft x 8.15ft (4.01m x 2.48m)

Double glazed window to front, single radiator, Cavendish fitted wardrobes, coving to ceiling.

Bedroom Three 11.07ft x 8.53ft (3.37m x 2.59m)

Double glazed window to front, single radiator, fitted wardrobes, coving to ceiling.

Bathroom 8.23ft x 6.51ft (2.50m x 1.98m)

Supplied and fitted by Cavendish, three piece suite comprising of; wash hand basin and low level wc set in vanity unit, shower cubicle (mains shower), spotlights, double glazed window to side, heated towel rail, tiling to walls, Karndean flooring, extractor fan.

External

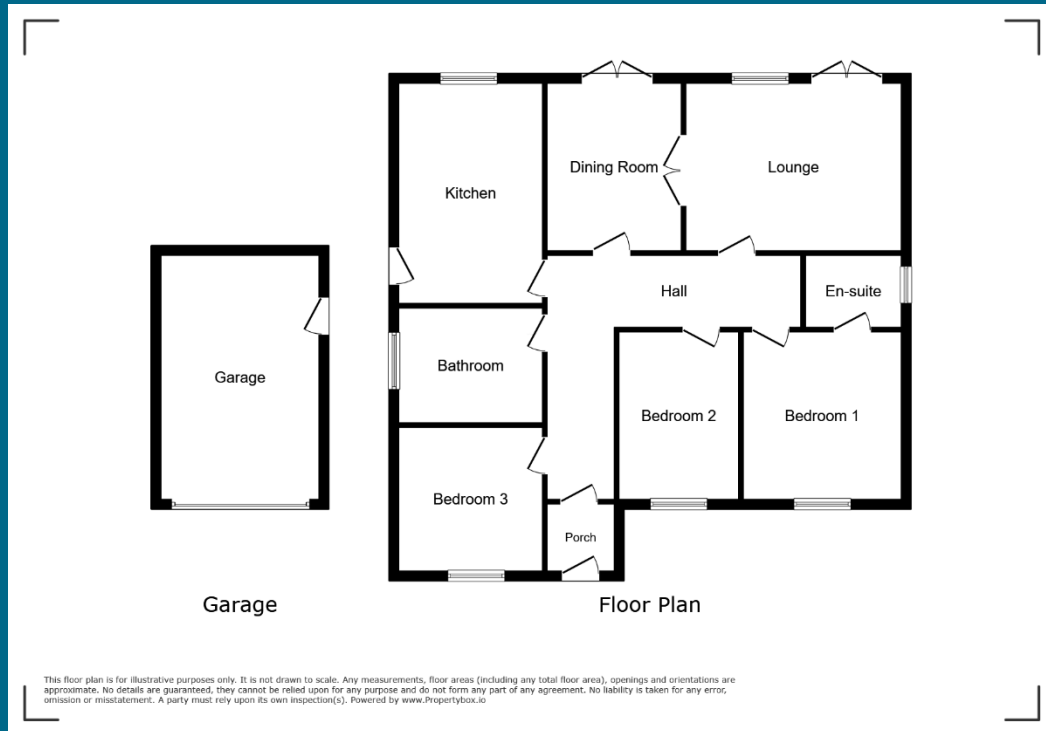
Front and side garden laid mainly to lawn, block paved driveway leading to garage.

Rear garden laid mainly to lawn, patio area, flower beds, bushes and shrubs; slate chipped area. Rear garden is enclosed by fence.

Garage

Double detached garage with electric up and over door, power and lighting with personnel door to side and window overlooking the rear garden. Garage also benefits from external power point and water tap.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	61 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.

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.

