



Pioneer Terrace | Bedlington | NE22 5PW

Offers In Excess Of £140,000

Located in the popular town of Bedlington, this delightful semi-detached property is ideally situated close to the local train station and a range of amenities. Offering well-presented accommodation throughout, the property is sure to appeal to a wide range of buyers, including first-time purchasers, families, and investors alike. Early viewing is highly recommended.

The ground floor offers spacious open-plan living, featuring a welcoming lounge with a cosy log burner, a dining area leading through to the kitchen, a separate utility room, and a convenient downstairs cloakroom/WC.

To the first floor, there are three well-proportioned bedrooms, including a generous principal bedroom with en-suite facilities, together with a modern family bathroom.

Externally, the property benefits from a private rear yard, completing this desirable home and providing an ideal space for outdoor seating and entertaining.

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2



2

Semi Detached House

Three Bedrooms

Downstairs Wc

Private Yard To Rear

Two Reception Rooms

Freehold

Utility Room

EPC: E/ 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 & log burner
Broadband: Fibre To Premises
Mobile Signal Coverage Blackspot: No
Parking: On street parking

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: E

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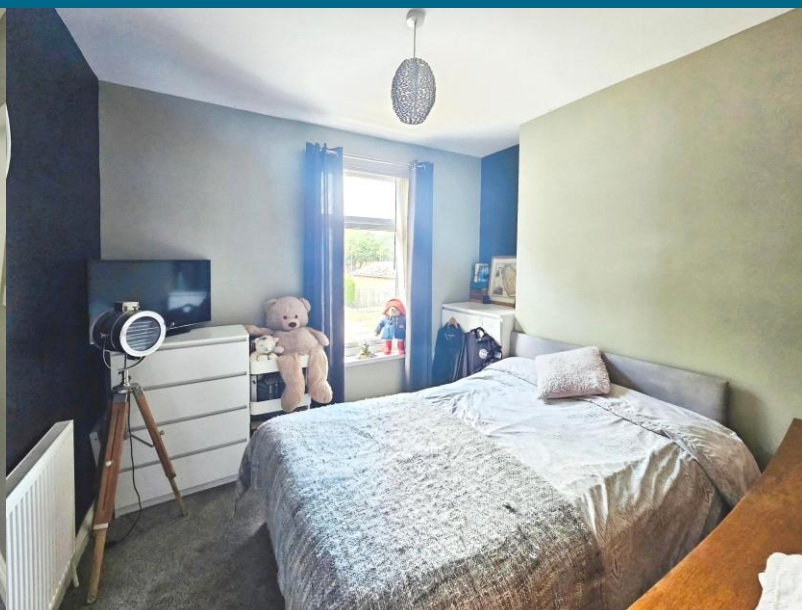
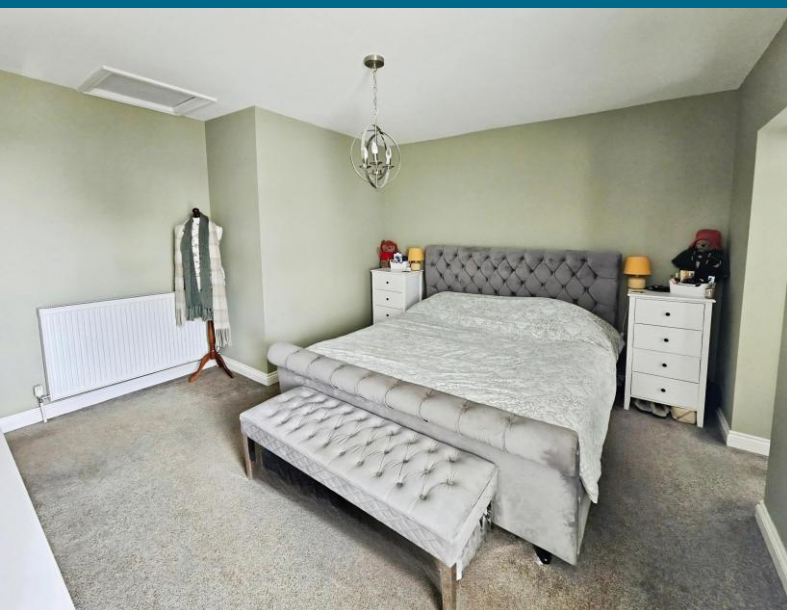
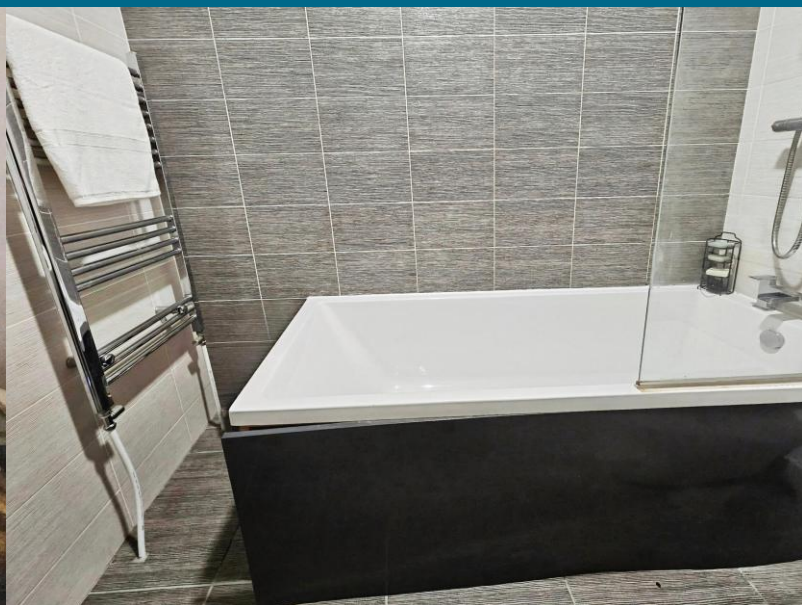
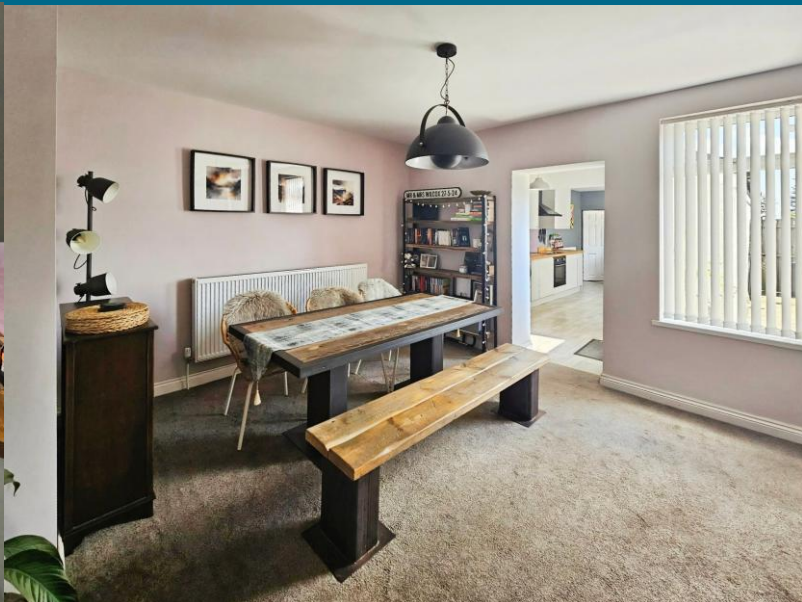
Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		

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Entrance Porch

Via UPVC entrance door.

Downstairs Wc 6.03ft x 2.62ft (1.83m x 0.79m)

Low level wc, laminate flooring, single radiator.

Lounge 12.40ft x 13.82ft (3.77m x 4.21m)

Double glazed window to front, double radiator, log burner.

Dining Room 15.19ft x 9.92ft (4.62m x 3.02m)

Double glazed window to rear, double radiator, stairs to first floor.

Kitchen 19.49ft x 7.09ft (5.94m x 2.16m)

Double glazed window to side, double radiator, fitted with a range of wall, floor and draw units with coordinating roll edge work surfaces, stainless steel sink unit and drainer with mixer tap, upstands, built in electric fan assisted oven, electric hob with extractor fan above, integrated fridge freezer and dishwasher, laminate flooring, spotlights, double glazed door to side.

Utility Room 4.86ft x 5.70ft (1.48m x 1.73m)

Double glazed window to side, fitted base units, stainless steel sink unit, plumbed for washing machine, laminate flooring.

First Floor Landing

Double glazed window to side, single radiator.

Bedroom One 13.62ft x 13.20 (4.15m x 4.02m)

Double glazed window to rear, double radiator, built in cupboard, loft access.

En-Suite 8.12ft x 6.12ft (2.47m x 1.86m)

Double glazed window to side, low level wc, wash hand basin (set in vanity unit), cladding to ceiling, shower cubicle (mains shower), tiling to walls, heated towel rail, tiling to floor.

Bedroom Two 9.26ft x 9.70ft (2.82m x 2.95m)

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

Bedroom Three 11.14ft x 5.77ft (3.39m x 1.75m)

Double glazed window to front, double radiator.

Bathroom 7.33ft x 5.84ft (2.23m x 1.78m)

Three piece white suite comprising of; panelled bath with mains shower over, pedestal wash hand basin, low level wc, heated towel rail, tiling to walls, tiled flooring, extractor fan.

External

Low maintenance front garden, walled surrounds. Private yard to rear.



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.

