



Melrose Avenue | Bedlington | NE22 5LL

£115,000

Although in need of updating this home is crying out for someone to come and make it a much loved home. Located in the popular area of Bedlington Station with access to the new train line which is due to open soon and good transport links this home will appeal to all. The ground floor has open plan lounge diner with French doors and kitchen. The first floor offers three bedrooms and a family bathroom. Externally driveway leading to garage to the front and a lawned garden to the rear. Viewing is recommended to appreciate what is on offer.

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Semi Detached House

Garage & Driveway

Three Bedroom

Open Plan Kitchen/Diner

Ideal First Time Buy

Freehold

No Onward Chain

EPC: C/ Council Tax:A

For any more information regarding the property please contact us today

PRIMARY SERVICES SUPPLY

Electricity: Unknown

Water: Unknown

Sewerage: Unknown

Heating: Unknown

Broadband: None

Mobile Signal Coverage Blackspot: Unknown

Parking: Garage and 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

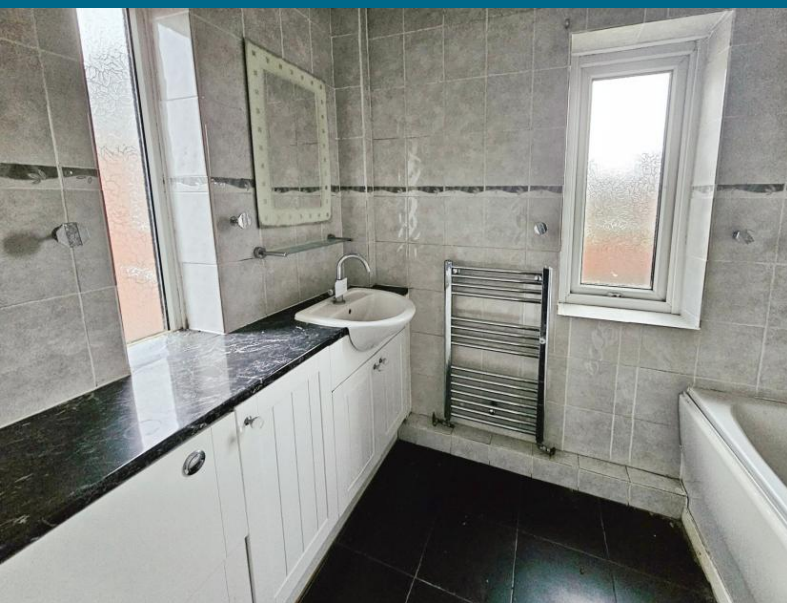
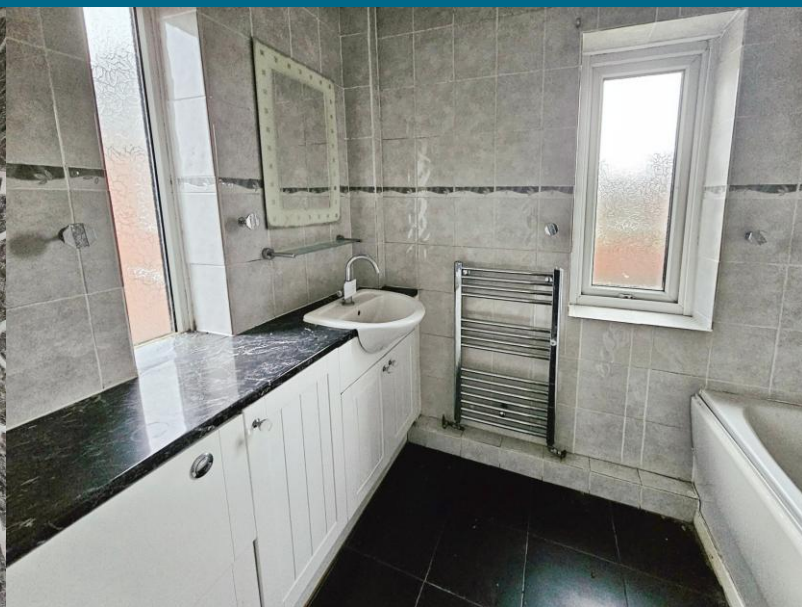
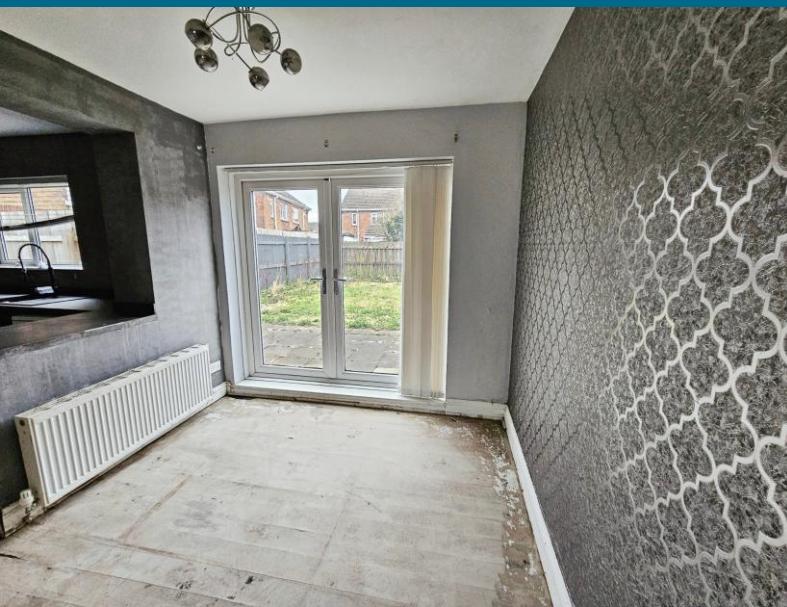
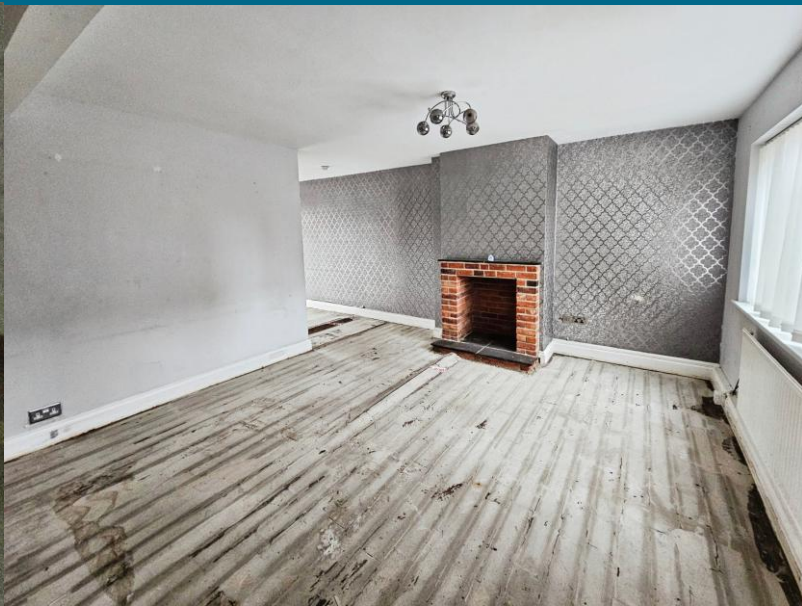
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Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

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Entrance Porch

Via composite door, double glazed windows.

Lounge 18.99ft x 3.84ft (5.78m x 1.17m) Open Plan To Dining Room

Double glazed window to front, double radiator, fire surround, television point, stairs to first floor.

Dining Room 8.63ft x 7.88ft (2.63m x 2.40m)

Double glazed patio doors to the rear, double radiator.

Kitchen 9.54ft x 9.83ft (2.90m x 2.99m)

Double glazed window to rear, fitted with a range of wall, floor and drawer's units with co-ordinating roll edge work surfaces, co-ordinating sink unit and drainer with mixer tap, built in electric fan assisted oven, electric hob with extractor fan above, space for fridge freezer, plumbed for washing machine and dishwasher.

First Floor Landing

Double glazed window to side, loft access.

Loft

Pull down ladders.

Bedroom One 12.09ft x 9.39ft (3.68m x 2.86m)

Double glazed window to front, single radiator.

Bedroom Two 10.99ft x 10.59ft (3.34m x 3.22m)

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

Bedroom Three 9.37ft x 7.42ft (2.85m x 2.26m)

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

Bathroom 7.65ft x 6.13ft (2.33m x 1.86m)

Three piece white suite comprising of panelled bath with mains shower over, wash hand basin, low level wc, double glazed window to rear and side, heated towel rail, tiling to walls and flooring, cladding to ceiling.

External

Front Garden

Low maintenance front garden, driveway leading to garage. Rear garden laid mainly to lawn, patio area.

Attached single garage with up and over door, power and lighting.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	79 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.

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.

