



Windsor Gardens | Bedlington | NE22 5SY

Offers In Excess Of £260,000

Located in the popular Windsor Gardens development, with excellent access to the High Street, local amenities, and transport links, this detached family home is sure to appeal to a wide range of buyers.

Offered for sale with **no upper chain**, the property presents an excellent opportunity for those looking to create their ideal family home. While requiring some updating, this is reflected in the asking price, allowing prospective purchasers to add their own style and value.

The ground floor accommodation briefly comprises a welcoming lounge, separate dining room, kitchen with pantry, and a useful lean-to. To the first floor are four well-proportioned bedrooms, a family bathroom, and a separate WC.

Externally, the property benefits from a driveway leading to the garage, along with a mature garden to the front. To the rear is a well-maintained south facing, private garden, providing an ideal space for relaxing and entertaining.

Viewing is essential to fully appreciate the potential, spacious accommodation, and excellent location that this lovely family home has to offer.

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Detached Family Home

Garage

No Onward Chain

South Facing Gardens

Four Bedrooms

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: ADSL copper wire

Mobile Signal Coverage Blackspot: No

Parking: Garage, driveway & 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.

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.

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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Entrance

Via composite door.

Entrance Hallway

Stairs to first floor landing, feature radiator, storage cupboard.

Lounge 14.94ft x 11.72ft (4.55m x 3.57m)

Double glazed window to front, double radiator, fire surround with electric fire, television point, coving to ceiling.

Dining Room 12.94ft x 8.92ft (3.94m x 2.71m)

Double glazed window to rear, single radiator, coving to ceiling, serving hatch.

Kitchen 13.11ft x 8.88ft (3.99m x 2.70m)

Double glazed window to rear, double radiator, fitted with a range of wall, floor and drawer units with coordinating roll edge work surfaces, stainless steel sink unit and drainer with mixer tap, tiled splash backs, space for cooker, space for fridge freezer, plumbed for washing machine, pantry, vinyl flooring, coving to ceiling, double glazed door to rear.

Lean to 16.27ft x 8.35ft (4.95m x 2.54m)

Aluminium lean to, tiled flooring, windows.

First Floor Landing

Double glazed window to front, built in storage cupboard.

Bedroom One 15.09ft x 10.46ft (4.59m x 3.18m)

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

Bedroom Two 10.27ft x 13.20ft (3.13m x 4.02m)

Double glazed window to rear, single radiator.

Bedroom Three 11.63ft x 8.25ft (3.54m x 2.51m)

Double glazed window to front, single radiator.

Bedroom Four 8ft x 8.95ft (2.43m x 2.72m)

Double glazed window to rear, single radiator.

Bathroom 5.79ft x 5.45ft (1.76m x 1.66m)

Double glazed window to rear, wash hand basin (set in vanity unit), shower cubicle, single radiator, part tiling to walls, cladding to walls, loft access.

Separate Wc 5.56ft x 2.71ft (1.69m x 0.82m)

Low level wc, window to rear.

External

Front garden laid mainly to lawn, bushes and shrubs, driveway leading to garage.

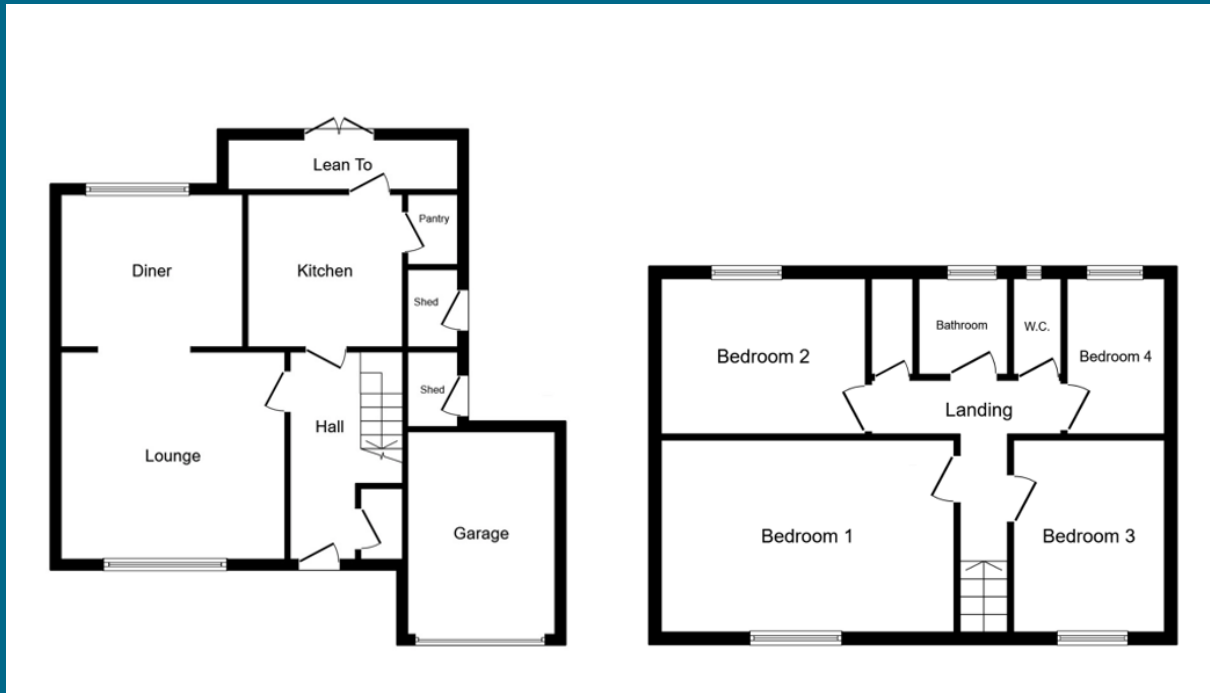
Rear garden laid mainly to lawn, flower beds, bushes and shrubs, screen fencing.

Two Coal sheds.

Garage

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 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.

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