



Rothesay Terrace | Bedlington | NE22 5PS

# Offers In Excess Of £45,000

Ideal for investors or first-time buyers, this spacious first-floor flat in Bedlington is perfectly positioned for access to the newly reopened Bedlington railway station, offering excellent transport links and strong future potential.

The property is in need of full refurbishment, which is reflected in the attractive asking price, making it an excellent opportunity to add value. Accommodation briefly comprises two well-proportioned bedrooms, a spacious lounge, kitchen, bathroom, and a shared rear yard. Early viewing is highly recommended to appreciate the potential on offer.

**RMS** | Rook  
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Sayer



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**First Floor Flat**

**In Need Of Updating**

**No Onward Chain**

**Must Be Viewed**

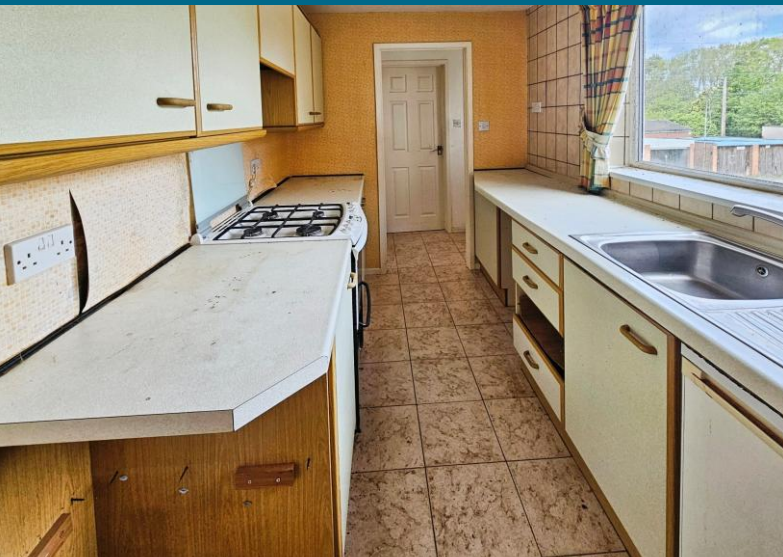
**Two Bedrooms**

**Freehold – Title will need split to become leasehold**

**Ideal Investment**

**EPC: D/ Council Tax:A**

For any more information regarding the property please contact us today



T: 01670 531114

Bedlington@rmsestateagents.co.uk

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## Entrance

Via UPVC entrance door.

## Entrance Hallway

Loft access.

## Lounge 15.02ft x 13.49ft (4.57m x 4.11m)

Double glazed window to rear, double radiator, fire surround with gas fire, built in storage cupboard, coving to ceiling, ceiling rose.

## Kitchen 10.68ft x 6.67ft (3.25m x 2.03m)

Double glazed window to side, single radiator, fitted with a range of wall, floor and drawer units with co-ordinating roll edge work surfaces, stainless steel sink unit and drainer with mixer tap, tiled splash backs, space for cooker, space for fridge, plumbed for washing machine, tiling to floor.

## Landing

Loft access.

## Bedroom One 13.64ft x 11.25ft (4.15m x 3.42m)

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

## Bedroom Two 13.75ft x 7.43ft (4.19m x 2.26m)

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

## Bathroom 7.05ft x 5.60ft (2.14m x 1.70m)

Three piece white suite comprising of; paneled bath, pedestal wash hand basin, low level wc, double glazed window to side, single radiator, part tiling to walls, tiled flooring.

## External

Shared yard to the rear.

### PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains Gas

Broadband: None

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  
Titles will need split to become peppercorn lease.

COUNCIL TAX BAND: A

EPC RATING: D

BD008931SB/SJ19.05.2026.v.1

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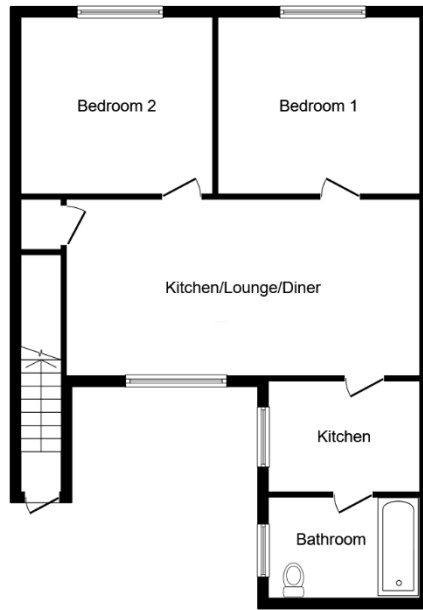


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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Floor Plan

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

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**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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