



Church Lane,  
Bedlington

# Church Lane, Bedlington, NE22 5EL

- Stunning Detached House
- Four Bedroom
- Stunning decoration and original features throughout
- Fabulous four-piece bathroom
- Generous gardens to the front and rear
- EPC:E /Council Tax:E /Freehold

## Offers In Excess Of £350,000

Outstanding family home on the always popular Church Lane, just off the main front street, in Bedlington. With bold, and simply stunning decoration and presentation throughout, this property is a fabulous purchase for those looking for a property with charm and character in abundance! Close to local shops, supermarkets and amenities the property is well located for road and transport links and comprises briefly; spacious entrance hallway, generous living room with double doors to the rear garden, dining room (currently used as an office) kitchen with AGA and ample storage, stairs to the first-floor landing, four bedrooms (three doubles and 1 single) a luxurious four-piece family bathroom including a freestanding rolltop bath and separate walk-in shower. Externally this property boasts an elevated position on the street and benefits from mature gardens to both front, side and rear and has a multi car driveway and a double detached garage (in need of repair) for ample off-street parking. With stunning views of the local church this property is quite simply a must-see property and at this price will not be around for long!

### PRIMARY SERVICES SUPPLY

Electricity: mains  
Water: mains  
Sewerage: mains  
Heating: mains  
Broadband: cable  
Mobile Signal Coverage Blackspot: no  
Parking: off street parking – garage (in need of repair)

Garage roof in need of repair.

### MINING

The property is not known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and confirmation should be sought from a conveyancer as to its effect on the property, if any.

### RESTRICTIONS AND RIGHTS

Conservation Area? yes

### 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: E

EPC RATING: E

BD008218CM/SO17.09.24.v.1

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	45 E	
21-38	F		
1-20	G		

### Entrance

Wood entrance door.

### Entrance Hallway

Stairs to first floor landing, storage cupboard, two stained glass windows, coving to ceiling.

### Lounge 14'11 into alcove x 17'08ft (4.55m x 5.38m)

Window to side, French doors to rear garden with side windows, electric fire with wood and tiled surround, coving to ceiling, picture rail.

### Dining Room 14'02ft into alcove x 15'00ft (4.32m x 4.57m)

Double glazed bay window to front, coving to ceiling, wood flooring, electric fire with feature fireplace.

### Kitchen 10'11ft max x 21'05ft (3.33m x 6.53m)

Three double glazed windows, 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 fridge/freezer aga oven, plumbed for dishwasher, door to rear garden, vinyl flooring.

### Utility Room

Plumbed for washing machine, window, loft access.

### First Floor Landing

Stained glass window.

### Loft

Partially boarded, pull-down ladders.

### Bedroom One 14'05ft x 16'02ft into bay (4.39m x 4.93m)

Double glazed window to front and side, coving to ceiling, feature fireplace.

### Bedroom Two 14'05ft max x 14'11 (4.39m x 4.55m)

Double glazed window to rear and side fitted wardrobes, coving to ceiling.

### Bedroom Three 8'11ft x 11'06ft max (2.72m x 3.51m)

Double glazed window to front and side, ducted air system.

### Bedroom Four 11'06ft x 6'05ft (3.51m x 1.96m)

Double glazed window to rear, loft access.

### Bathroom 8'02ft x 7'00ft (2.48m x 2.13m)

Freestanding bath with mixer shower tap, shower cubicle, wash hand basin, double glazed window, part tiling to walls.

Separate Wc.

### External

Front Garden laid mainly to lawn, bushes and shrubs, walled surrounds, multi car driveway leading to garage.

Rear Garden laid mainly to lawn, patio area, bushes and shrubs.

### Garage

Double detached garage in need of repair, up and over door.



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