



Hartford Road East,  
Bedlington



# Hartford Road East, Bedlington NE22 6HX

- Detached House
- Sought after location within Bedlington
- Stand out property with fabulous features
- Four Bedroom
- No Onward Chain
- EPC: E/ Council Tax:D Freehold

## Offers In The Region OF £395,000

It is always a pleasure to offer a property to the market with such a warm feel and the scope to become an amazing home! Boasting some really lovely features, this four-bedroom detached house sits in a well-respected location within Bedlington, close enough to the town centre for all conveniences and road/public transport links yet with a tucked away sense of privacy due to the wonderful hedged boundaries surrounding this unique home. The property boasts a spacious entrance hallway from the porch with wooden flooring - a feature which runs through the downstairs of this home - leading to a downstairs shower room, well fitted kitchen, small utility area, large conservatory and two fabulous reception rooms both looking out on the private side garden. There is also a useful understairs cupboard with ample room. The main stairs lead up and around, showcasing the magnificent stained-glass window which really steals the show! Once upstairs, three double bedrooms and a single bedroom provide plenty of options and the family bathroom is fully tiled with a tasteful bathroom suite - the roll top bath and "his and hers" ceramic sink really are in keeping with the property. Many of the rooms feature stained glass windows and the landing area again offers so much space.

The property sits in its own grounds and has a private feel due to the high hedges, trees and shrubs. Wrapping around the house, the gardens offer a lawned area, small terrace, a covered wooden gazebo, block paving and patio areas and access to the driveway and garage. A tasteful hedge archway covers the single gate to access the property by foot and a further driveway for one car leads to a double gate which then offers additional offroad parking and direct access to the entrance of the single garage, which houses a further small utility/workshop area to the rear with power and water. This garage/workshop area is ideal for storage or could even provide the grounding for a home business.

If you are searching for a unique home in a well-established and popular part of Bedlington, then this just might be worth you taking a look at - it is chain free and really does feel like a forever home. Call our Bedlington branch today to book your viewing!

### PRIMARY SERVICES SUPPLY

Electricity: mains  
Water: mains  
Sewerage: mains  
Heating: mains  
Broadband: none  
Mobile Signal Coverage Blackspot: no  
Parking: garage and driveway

### 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.

*'The sale of this Property is subject to Grant of Probate. Please seek an update from the Branch with regards to the potential timeframes involved.'*

### ACCESSIBILITY

Suitable for wheelchair users as has level

### 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: E

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		68 D
39-54	E	50 E	
21-38	F		
1-20	G		

**Entrance Porch 6.09ft x 3.58ft** (1.85m x 1.09m)

entrance via wooden glazed door, wooden framed windows to front and side.

**Entrance hallway 12.30ft x 7.83ft** (3.74m x 2.38m)

Stained glass door, stairs to first floor landing, radiator, storage cupboard, wood floor.

**Downstairs Shower Room 6.83ft x 6.63ft (2.08m x 2.02m)**

Low level wc, wash hand basin (set in vanity unit), single radiator, shower cubicle (mains shower), wood floor.

**Lounge 15.36ft into bay x 16.69ft into recess** (4.68m x 5.08m)

Double glazed window to side, double radiator, single radiator, fire surround with feature inset and hearth, stained glass window to front, wood flooring.

**Second Reception Room 12.98ft max x 15.91ft** (3.95m x 4.84m)

Double glazed window to side, television point, stained glass window, beamed ceiling, gas fire and surround, two single radiators.

**Kitchen 12.90ft x 11.47ft into recess** (3.93m x 3.49m)

Double glazed window to side, double radiator, fitted with a range of wall, floor and drawer units with coordinating roll edge granite work surfaces, Belfast sink, space for oven, integrated microwave, wood floor.

**Outer Utility**

Plumbed for washing machine, window to rear, door to side.

**Utility Room**

Wood framed window to rear, plumbed for washing machine, door to side, vinyl floor.

**Conservatory 15.11ft x 10.74ft** (4.60m x 3.27m)

Dwarf wall, ceiling fan, double radiator, wood floor, stained glass window.

**First Floor Landing**

Wood framed stained glass window.

**Bedroom One 15.94ft x 12.96ft** (4.85m x 3.95m)

Double glazed window to rear and side, two single radiators, fitted wardrobes.

**Bedroom Two 13.06ft into doorway recess 10.85ft** (3.95m x 3.30m)

Double glazed window to rear, double and single radiator, two built in cupboards.

**Bedroom Three 10.07ft into recess x 11.96ft** (3.06m x 3.64m)

Double glazed window to front and side, single radiator.

**Bedroom Four 11.98ft x 6.44ft** (3.65m x 1.95m)

Double glazed window to side, single radiator, loft access.

**Bathroom**

Three-piece colored suite comprising of; high top cistern wc, free standing roll top bath in alcove, ceramic double wash hand basin, Victorian radiator, spotlights, wooden floor, double-glazed stained-glass windows to front and side, tiled walls.

**External**

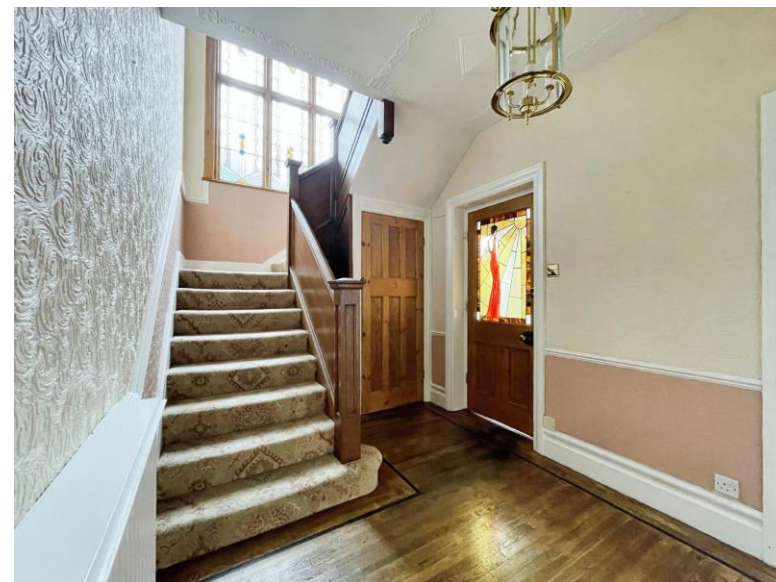
To the front, bushes and shrubs, block paved driveway, gazebo. Side garden laid to lawn, patio area, bushes and shrubs.

**Detached single garage 14.36ft x 8.85** (4.37m x 2.69m)

Up and over door three windows to the side.

**Utility Area 8.88ft x 7.50ft** (2.70m x 2.28m)

Water and power.



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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.

16 Branches across the North-East





