



Moorland Avenue Bedlington

Extended four bedroom family home perfect for those commuting to and from the outskirts of Bedlington. Close to excellent road links and not too far from the proposed Northumberland trainline this property is ready to view now. In need of some updating the property is well priced to reflect the size and standard of accommodation on offer. Fully double glazed and benefitting from gas central heating via a combi boiler system the accommodation comprises briefly; spacious entrance hallway, lounge and separate dining room with French doors leading out to the rear garden, a galley style kitchen with door leading to the utility and storage area and single garage. Stairs to the first floor landing, four bedrooms which includes three doubles and a family bathroom. Externally there is a generous garden to the rear with large lawned area and a patio area and to the front an enclosed garden with driveway leading to the garage. Viewings are strongly advised early to avoid missing out!

£170,000

ROOK
MATTHEWS
SAYER

01670 531 114
82 Front Street, Bedlington, NE22 5UA

www.rookmatthewssayer.co.uk
bedlington@rmsestateagents.co.uk

Moorland Avenue Bedlington NE22 7EX

Entrance

Via composite door.

Entrance Hallway

Stairs to first floor landing, single radiator, two storage cupboards.

Lounge 12'04ft x 15'00ft into bay (3.65m x 4.57m)

Double glazed bay window to front, television point, coving to ceiling.

Dining Room 12'04ft x 12'06ft (3.65m x 3.65m)

Double radiator, coving to ceiling, French doors to rear.

Kitchen 17'02ft x 6'09ft max (5.18m x 1.82m)

Double glazed window to rear, double radiator, fitted with a range of wall, floor and drawer units with co-ordinating roll edge work surfaces, co-ordinating sink and drainer unit with mixer tap, built in electric fan assisted oven, electric hob with extractor fan above, space for fridge freezer, coving to ceiling, spotlights, vinyl floor.

Utility Room 8'04ft x 17'05ft (2.43m x 5.18m)

Double glazed door to the rear, storage cupboard, plumbed for washing machine.

Loft

Boarded, pull down ladders, lighting.

Bedroom One 12'04ft into alcove x 15'00ft into bay (3.65m x 4.57m)

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

Bedroom Two 12'04ft x 11'11ft (3.65m x 3.35m)

Double glazed window to rear, radiator, built in cupboard, coving to ceiling.

Bedroom Three 7'10ft x 12'02ft (2.13m x 3.65m)

Double glazed window to front and rear, double radiator.

Bedroom Four 7'07ft x 6'04ft (2.13m x 1.82m)

Double glazed window to front. Bathroom 5'10ft x 6'03ft Three piece white suite comprising of; panelled bath with electric shower over, wash hand basin, low level wc, double glazed window to rear, single radiator, part tiling to walls, laminate flooring.

External

Low maintenance to front, driveway leading to garage and gravelled area. Low maintenance rear garden, flag stones.

Garage 17'01ft x 7'10ft (5.18m x 2.13m)

Single attached garage, lighting.



PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains Gas

Broadband: ADSL

Mobile Signal Coverage Blackspot: No

Parking: Garage & 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: B

EPC RATING: D

BD008268CM/SO07.02.2025.V.1

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		





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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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