



Stakeford Road
Bedlington

Stakeford Road, Bedlington, NE22 7JU

- Detached House
- Chain Free
- Unique Rear Garden
- Four Bedroom
- En-Suite To Master
- EPC:D/ Council Tax:C/ Freehold

Offers In The Region Of £215,000

With a sizeable footprint and having the added benefit of being chain free, this four bedroom detached home sits in a lovely plot and offers fabulous internal living space. Stakeford Road sits in a great position for good transport links and there are a plenty of shops, local amenities, schools and even a nearby beach within easy reach. The house itself offers really good living space with plenty of scope to place your own personal touch as the property would require some modernisation in parts.

The entrance of the property has a good sized porch area which leads into the hallway. There are attractive stained glass windows to either side of the entrance doorway into the hallway and this area houses a useful understairs cupboard along with stairs to the first floor. The large lounge has a front aspect and there is an ornate archway to the spacious dining area. The kitchen is a naturally bright room and further leads into the ample sunroom which overlooks the pleasing rear garden - perfect for stepping into the outside space this property has to offer. There is also a useful downstairs cloakroom.

To the first floor, the landing area treats you with a further stained glass window. There are four good sized bedrooms with the master having it's own en-suite shower room. The family bathroom completes the first floor area.

To the front, there is off street parking leading to the garage and there is an option to open up the space to the side of the property to allow for further parking if required. The rear garden is simply full of wonderful shrubs and trees and is low maintenance with attractive patio areas, stones and foliage. It feels like a peaceful haven looking out from the sunroom to this lovely area.

Call our Bedlington branch today to book your viewing!

PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Mains Gas
Broadband: ADSL
Mobile Signal Coverage Blackspot: No
Parking: Garage, driveway and 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

COUNCIL TAX BAND: C

EPC RATING: D

BD008361JY/SO.12.02.25.V.1

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

Entrance Porch 6.60ft x 3.88ft (2.01m x 1.18m)

Via UPVC entrance door, double glazed windows, tiled floor.

Entrance Hallway

Stairs to first floor landing, laminate flooring, double radiator, storage cupboard, wood door, stained glass window to sides, panelling to walls.

Downstairs wc 4.96ft x 4.88ft (1.51m x 1.48m)

Double glazed window to rear, low level wc, wash hand basin (set in vanity unit), laminate flooring.

Lounge 15.58ft into bay x 12.08ft (4.74m x 3.68m)

Double glazed bay window to front, three double radiator, fire surround with inset and hearth, electric fire, ceiling rose, picture rail, laminate flooring.

Dining Room 15.39ft x 8.61 (4.69m x 2.62m)

Double glazed window to rear, two double radiators, ceiling rose, laminate floor.

Kitchen 14.20ft x 7.93ft (4.32m x 2.41m)

Double glazed window to side, fitted with a range of wall, floor and drawer units with co-ordinating roll edge work surfaces, co-ordinating ceramic sink unit and drainer with mixer tap, built in electric fan assisted oven, electric hob with extractor fan above, space for fridge/freezer, laminate flooring.

Sun Room 15.62ft into recess x 10.60ft (4.76m x 3.23m)

Dwarf wall, double glazed windows, patio doors to rear garden.

First Floor Landing

Stained glass window to side.

Bedroom One 13.52ft into bay x 12.55ft (4.12m x 3.82m)

Double glazed bay window to front, single radiator, fitted wardrobes.

En-Suite 5.20ft x 6.39ft (1.58m x 1.94m)

Double glazed window to front, low level wc, pedestal wash hand basin, shower cubicle, electric shower, part tiling to walls, laminate flooring, extractor fan.

Bedroom Two 10.99ft into door recess x 9.70ft (3.34m x 2.95m)

Double glazed window to front, single radiator, fitted wardrobes, loft access.

Bedroom Three 9.66ft x 8.94ft (2.94m x 2.72m)

Double glazed window to rear, single radiator, fitted wardrobes, laminate flooring.

Bedroom Four 9.87ft x 7.60ft (3.00ft x 2.31m)

Double glazed window to rear, single radiator.

Bathroom 8.35ft x 5.03ft (2.54m x 1.53m)

Three piece white suite comprising of; panelled bath with mains shower over, pedestal wash hand basin, low level wc, laminate flooring, classing to walls and ceiling.

External

Block paved driveway to front leading to garage. To the rear large garden, gravelled area, bushes and shrubs, trees.

Garage

Attached single garage, up and over door, electric, plumbed for washing machine.



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