



Hartlands
Bedlington

Hartlands, Bedlington, NE22 6JJ

- Semi Detached House
- Three Bedroom

- Stunning Presentation
- Generous rear garden

- Downstairs w.c and utility room
- EPC:C/ Council Tax:A/ Freehold

Offers In The Region Of £175,000

A property not to be missed! Early viewings are strongly advised on this three bedroom semi-detached family home on the always sought after Hartlands estate in Bedlington. Decorated with a unique and modern twist this property would make a fabulous first time buy or home for a growing family looking to be near to schools, shops and local amenities. Fully double glazed and benefitting from gas central heating via a combi boiler system the accommodation comprises briefly; entrance hallway leading to the lounge with open plan dining room, a fitted kitchen with some integral appliances internal access to the attached garage and downstairs w.c and utility room, stairs to the first floor landing, three good size bedrooms and a family bathroom. Externally there is a very generous garden to the rear with mature bushes, shrubs and lawned areas and multiple seating and patio areas and to the front a low maintenance enclosed garden to the front with a drive leading to the larger sized single attached garage.

PRIMARY SERVICES SUPPLY

Electricity: mains
Water: mains
Sewerage: mains
Heating: mains gas
Broadband: fibre
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: A

EPC RATING: C

BD006629CM/SO.05.03.2025.V.1

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

Entrance

Via UPVC entrance door.

Downstairs Wc (In Garage)

Double glazed window, low level wc, pedestal wash hand basin, tiled floor, extractor fan.

Lounge/ Dining Room 12'08ft max x 26'07ft max (3.86m x 8.10m)

Double glazed window, two double radiators, fire surround, television point, coving to ceiling, sliding doors to rear.

Kitchen 9'09ft x 9'09ft (2.97m x 2.97m)

Double glazed window to rear, heated towel rail, fitted with a range of wall, floor and drawer units with co-ordinating roll edge work surfaces, co-ordinating sink unit and drainer with mixer tap, tiled splash backs, built in electric fan assisted oven, electric hob with extractor fan above, tiled flooring, integrated fridge/freezer, plumbed for washing machine, door to garage.

Utility Room 6'06ft x 7'00ft max (1.98m x 2.13m)

Double glazed window to rear, fitted wall and base units, stainless steel sink unit, door to rear garden.

First Floor Landing

Double glazed window, loft access.

Bedroom One 12'07ft max x 10'09ft (3.84m x 3.28m)

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

Bedroom Two 11'00ft x 11'10ft max (3.35m x 3.61m)

Double glazed window to rear, radiator, coving to ceiling.

Bedroom Three 7'03ft x 9'03ft max (2.21m x 2.82m)

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

Bathroom 6'05ft x 7'08ft (1.96m x 2.33m)

Three piece white suite comprising of; panelled bath with mixer tap shower over, wash hand basin, low level wc, double glazed window to rear and side, heated towel rail, laminate flooring.

External

Block paved driveway to front leading to garage.

Garage 10'11ft x 15'01ft (3.33m x 4.59m)

Large single attached garage, roller door, power and lighting.



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