



Poplar Grove Bedlington

- Extended to side and rear
- Modern presentation
- Generous south facing garden to rear
- Driveway
- Council Tax Band:A / EPC:C/ Freehold

£140,000



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Poplar Grove

Bedlington

Take a look at this fabulous property if you are a first time buyer looking for a fantastic starter home, or looking for a property with lots of downstairs and outdoor space. This must see property is located on Poplar Grove, close to amenities and road links. The extensions to the rear and side provide ample accommodation which briefly comprises; entrance hallway, lounge/dining room, a further good sized family room and office area to the rear, kitchen/diner, stairs to the first floor landing, two double bedrooms and a family bathroom. Externally there is a fantastic south facing garden to the rear with lawn and patio areas and an garden to the front with driveway for off street parking. Viewings are strongly advised as we anticipate a high level of interest.

Entrance

UPVC entrance door.

Entrance Hallway

Stairs to first floor landing, single radiator.

Lounge 11'05 x 19'09 max (3.48 x 6.02) open access to 2nd rec room

Double glazed window to rear, feature radiator, television point.

Second Reception Room 19'05 x 17'03 max (5.92 x 5.26)

L-Shape Room. Double glazed window to rear, double radiator, loft access, French doors to rear garden.

Kitchen 18'06 x 10'09 + Alcove (5.64 x 3.28)

Two double glazed windows to front, double radiator, 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 cooker, space for fridge/freezer, plumbed for washing machine and dishwasher, extractor fan, laminate flooring, storage cupboard, double glazed door to front.

First Floor Landing

Double glazed window to front, loft access, built in storage cupboard.

Bedroom One 11'09 x 10'05 (3.58 x 3.18)

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

Bedroom Two 9'01 x 11'07 (2.77 x 3.53)

Double glazed window to rear, single radiator, coving to ceiling, laminate flooring.

Bathroom/Wc

Three-piece white suite comprising; panelled bath with electric shower over, pedestal wash hand basin, low level wc, double glazed window to front, heated towel rail, part tiling to walls, extractor fan.

External

Front Garden laid mainly to lawn, bushes and shrubs, walled surrounds, driveway.

South facing rear garden laid mainly to lawn, patio area, bushes and shrubs, garden shed.

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 BD007698/CM/SO/01.06.23/V.2

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	85 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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