



Forum Court | Bedlington | NE22 6LH

£220,000

We are thrilled to present this delightful detached bungalow that is now available for sale. Nestled in a sought-after location, it's just a stone's throw away from convenient public transport links and local amenities, making it perfectly positioned for all your needs.

This charming property offers three bedrooms, kitchen, lounge/diner, family bathroom, conservatory and utility and extra WC.

The bungalow is in need of a little modernising, providing a wonderful opportunity for you to infuse your own style and taste into your new home. The potential is limitless and once completed, you will truly have a home that reflects your personality.

The property falls under the Council Tax Band D, just another detail to note in this promising property. This delightful bungalow holds great potential and is waiting for the perfect buyer to transform it into a dream home. Don't miss out on this golden opportunity. Get in touch today to arrange a viewing.

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Detached Bungalow

Utility Room

Three Bedroom

Sought After Location

Conservatory

Council Tax:D/ EPC:C

Driveway & Garage

Freehold

For any more information regarding the property please contact us today

Entrance

UPVC entrance door.

Cloaks/Wc

Low level wc, wash hand basin (set in vanity unit), tiled flooring.

Lounge 17.16ft x 17.2ft L Shape (5.23m x 5.24m)

Double glazed window to front, double radiator, fire surround with inset and hearth, electric fire, television point, telephone point, coving to ceiling, ceiling rose, door to kitchen.

Kitchen 9.45ft x 11.45ft (2.88m x 3.48m)

Double glazed window to side, fitted with a range of wall, floor and drawer units with co-ordinating roll edge work surfaces, stainless steel 1.5 bowl sink unit and drainer with mixer tap, tiled splash backs, space for cooker, space fridge/freezer, tiling to floor, coving to ceiling, single glazed door to utility room.

Utility Room 5.76ft x 4.44ft (1.75m x 1.35m)

Double glazed window to side, plumbed for washing machine, single radiator, tiled flooring, door to wc.

Conservatory 20.29ft x 15.99ft (6.18m x 4.87m)

Dwarf wall, double glazed windows, two ceiling fans, single radiator.

Bedroom One 14.63ft x 8.52ft into wardrobes (4.45m x 2.59m)

Double glazed window to rear, single radiator, fitted wardrobes and drawers, built in cupboard, coving to ceiling.

Bedroom Two 11.40ft x 8.77ft (3.47m x 2.67m)

Double glazed window, single radiator.

Bedroom Three 9.79ft x 8.78ft (2.98m x 2.67m)

Double glazed window to front, single radiator.

Bathroom 9.24ft x 5.59ft (2.81m x 1.70m)

Three piece white suite comprising of; panelled bath, pedestal wash hand basin, shower cubicle, low level wc, spotlights two double glazed windows to the side, heated towel rail, tiled walls, tiled flooring.

External

Front garden laid mainly to lawn, bushes and shrubs, flower borders, block paved driveway. Rear garden laid mainly to lawn, flower beds, bushes and shrubs, water tap, two garden sheds, electric.

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PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains Gas

Broadband: None

Mobile Signal Coverage Blackspot: No

Parking: Garage and 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

'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.'

COUNCIL TAX BAND: D

EPC RATING: C

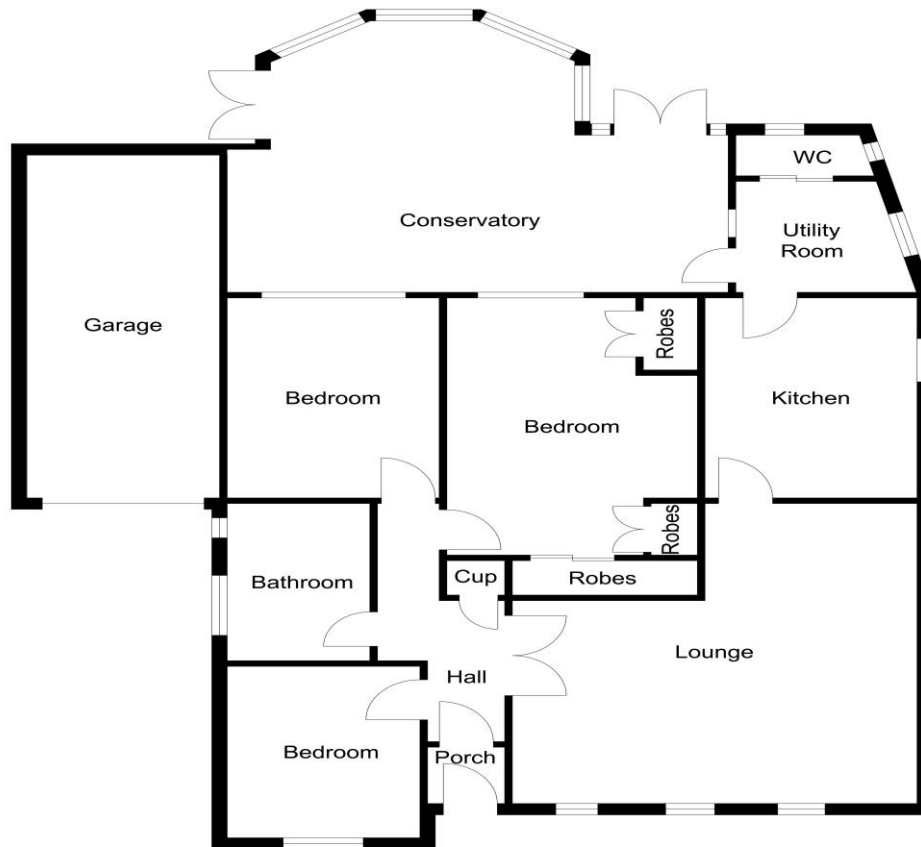
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Important Note: Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in



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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