



Hartford Court | Bedlington | NE22 6LP

Offers In Excess Of £260,000

Modern and well presented throughout, this beautiful four bedroom detached family home is available on the highly desirable Hartford Court, Bedlington. Well located for the main town centre the property has excellent road and transport links to neighboring towns of Cramlington and Morpeth and a short distance from the popular Bedlingtonshire Golf Club for those keen golfers looking to move to the area. Benefitting from double glazing throughout and a premium quality condenser boiler, the accommodation briefly comprises; entrance porch, spacious lounge and dining room, modern fitted kitchen/diner with access to the garage and double doors to the rear garden, conservatory, downstairs w.c, stairs to the first floor landing, four good size bedrooms with en-suite to master and family bathroom. Externally the property has an enclosed garden to the rear with patio area and a garden to the front with block paved driveway leading to the single attached garage. A well maintained family home which simply must be viewed.

ROOK
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Detached House

Must Be Viewed

Four Bedroom

Desired Location

Downstairs Wc

Garage

Conservatory"

**Leasehold – 999 years from
10.07.1989**

For any more information regarding the property please contact us today

Entrance

Entrance door to porch.

Entrance Hallway

Stairs to first floor landing, laminate flooring.

Cloaks/wc

Double glazed window, low level wc, wash hand basin, laminate flooring, single radiator.

Lounge 11'03 x 15'07 (3.35m x 4.57m)

Double glazed to front, gas fire, fire surround with marble inset and hearth, laminate flooring, television point, coving to ceiling.

Dining Room 8'08 plus patio door recess x 11'03 (2.43m x 3.35m)

Double glazed patio doors to conservatory, single radiator, laminate flooring.

Kitchen 18'01 plus door recess x 10'09 max (5.48m x 3.04m)

Double glazed window to side, single radiator, range of wall, floor and drawer units with coordinating roll edge work surfaces, coordinating sink unit and drainer with mixer tap, tiled splash backs, built in electric fan assisted double oven, induction hob with extractor fan above, integrated fridge/freezer, integrated dishwasher, under unit lighting, laminate flooring, spotlights, French doors to rear.

Conservatory

Dwarf walls, double glazed windows, laminate flooring.

First Floor Landing

Loft access, built in storage cupboard.

Bedroom One 11'06 max x 14'00 (3.35m x 4.26m)

Double glazed window to front, single radiator, fitted wardrobes and drawers, television point. En-suite Double glazed window to front, wash hand basin set in vanity unit, low level wc, extractor fan, part tiling to walls, heated towel rail, tiling to floor.

Bedroom Two 13'11 x 6'08 (3.96m x 1.85m)

Double glazed window to front, single radiator, television point.

Bedroom Three 7'11 X 10'00 (2.12m x 3.04m)

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

Bedroom Four 7'00 x 7'06 (2.13m x 2.13m)

Double glazed window to rear, single radiator.

Bathroom

Double glazed window to rear, three piece suite in white comprising panelled bath with mains shower over, wash hand basin & low level wc set in vanity unit, heated towel rail, spotlights, tiling to floor & walls, extractor fan.

External

Front Garden Walled surrounds, bushes and shrubs, driveway leading to garage. To the rear, enclosed private garden laid mainly to lawn, patio area, flower beds and water tap.

Garage

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

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PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: "Mains Gas

Broadband: BT 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.

ACCESSIBILITY

This property has accessibility adaptations:

Suitable for wheelchair users.

TENURE

Leasehold. It is understood that this property is leasehold. Should you decide to proceed with the purchase of this property, the Tenure and associated details and costs must be verified by your Legal Advisor before you expend costs.

Length of Lease:: 999 years from 10.07.1989

Ground Rent: no ground rent.

Service Charge: £17.50 every 6 month.

COUNCIL TAX BAND: D

EPC RATING: C

BD007674SB/SO02.05.2025.V.1



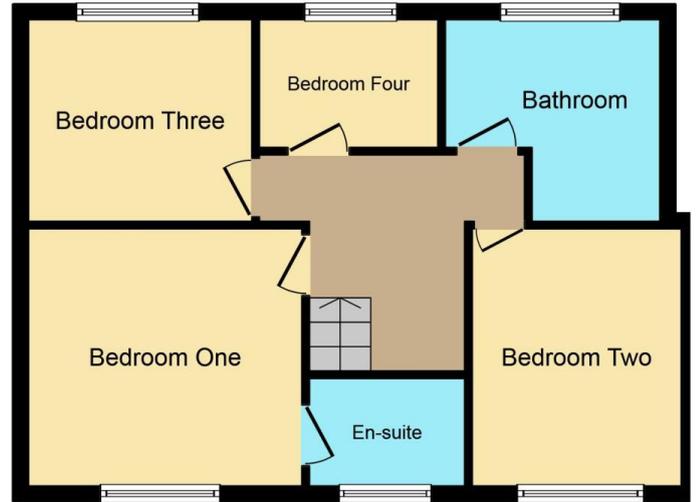
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Ground Floor



First Floor

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	72 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



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