



Orchard Way | Bedlington | NE226BU

# Offers In Excess Of £270,000

Located in the popular Broadoaks Estate in Bedlington this impressive four bed detached family home is offered with no upper chain. It has been updated to a good standard by its current owners and would highly recommend viewing to appreciate what this property has to offer. The ground floor comprises of lounge, kitchen/diner, downstairs cloaks and conservatory. the first floor has 4 bedrooms master with en-suite and a family bathroom. Externally it has landscaped easy maintenance rear garden and detached garage and driveway to the rear.

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**Detached House**

**Broadoakes Estate**

**Four Bedroom**

**No Onward Chain**

**Downstairs Wc**

**EPC:B/Council Tax:D**

**Detached Garage & Driveway**

**Freehold**

For any more information regarding the property please contact us today

#### Entrance

Via composite door.

#### Hallway

Stairs to first floor landing, laminate flooring, double radiator.

#### Downstairs wc 5.24ft x 4.98ft (1.59m x 1.51m)

Low level wc, pedestal wash hand basin, laminate flooring, single radiator, UPVC double glazed window to side.

#### Lounge 17.19ft x 12.91ft (5.23m x 3.93m)

Double glazed window to front, double radiator, electric fire, telephone point.

#### Kitchen 17.68ft x 11.73ft (5.38m x 3.57m)

Double glazed window to rear, double radiator, fitted with a 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, built in electric fan assisted oven, gas hob with extractor fan above, integrated fridge, freezer, washing machine and dishwasher, built in storage, tiling to floor, double glazed door to:

#### Conservatory 7.68ft x 9.43ft (2.34m x 2.87m)

Bifold doors to two sides, tiled flooring, electric storage heater.

#### First Floor Landing

Double glazed window to side, loft access, built in storage cupboard for boiler, single radiator.

#### Bedroom One 8.76ft x 10.99ft into wardrobes (2.67m x 3.34m)

Double glazed window to front, double radiator, fitted wardrobes, television point.

#### En-Suite 5.27ft x 5.85ft (1.60m x 1.78m)

Double glazed window to side, low level wc, pedestal wash hand basin, single radiator, extractor fan, shower cubicle, part tiling to walls, tiling to floor.

#### Bedroom Two 8.20ft x 6.25ft into wardrobes (2.49m x 1.90m)

Double glazed window to front, single radiator, fitted wardrobes and drawers, .

#### Bedroom Three 8.64ft x 11.64ft (2.63m x 3.54m)

Converted into walk in wardrobes, double glazed window to rear, double radiator, fitted wardrobes and drawers, television point.

#### Bedroom Four 11.85ft x 5.80ft (3.61m x 1.76m)

Double glazed window to rear, double radiator.

#### Bathroom 9.80ft x 7.04ft (2.98m x 2.14m)

Three piece white suite comprising of: wash hand basin (set in vanity unit), low level wc, spotlights, heated towel rail, cladding to walls and ceiling, extractor fan, freestanding bath.

#### External

Low maintenance front garden to front, patio area. Low maintenance rear garden, water feature, bushes and shrubs, water tap.

#### Garage

Detached single garage, power and lighting, driveway.

**T: 01670531114**

**Bedlington@rmsestateagents.co.uk**

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### PRIMARY SERVICES SUPPLY

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

Estate management charge: approx.. £240 per annum

### 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

5 years remaining National House Building (NHBC) or similar, electric and central heating work.

COUNCIL TAX BAND: D

EPC RATING: B

BD007578SB/SJ31.5.25.v.1



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Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	83 B	
69-80	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.