



Dunstanburgh Close | Bedlington | NE22 6NA

**£240,000**

Located in the popular Hazelmere estate in Bedlington with excellent transport links and amenities close by, this three bedroomed detached bungalow will appeal to lots of buyers. In need of a little updating this spacious property offers open plan lounge/dining room, kitchen and utility room with access to the garage, conservatory, three bedrooms master with en-suite and a family bathroom. Externally enclosed rear garden and a driveway to the for multiple vehicles, we anticipate this to be an extremely popular and would advise early viewing.

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**Detached Bungalow**

**Sought After Location**

**Three Bedroom**

**Utility Room**

**Conservatory**

**Freehold**

**En-Suite**

**EPC: C/ Council Tax:D**

For any more information regarding the property please contact us today

#### Entrance

Via wooden door, windows.

Lounge 16.46ft x 11.00ft (5.01m x 3.35m)

Double glazed window, double radiator, television point, telephone point, coving to ceiling, archway to:

Dining Room 9.94ft x 8.39ft (3.02m x 2.55m)

Double glazed patio doors to conservatory, single radiator, door to:

Kitchen 9.83ft x 8.31ft (2.99m x 2.53m)

Double glazed window to rear, single 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, electric hob with extractor fan above, tiling to floor, open to:

Utility Room 8.54ft x 5.60ft (2.60m x 1.70m)

Double glazed window to rear, fitted base unit and work surface, space for fridge/freezer, plumbed for washing machine, single radiator, tiled flooring, door to garage and rear garden.

Conservatory 8.95ft x 9.79ft (2.72m x 2.98m)

Dwarf wall, double glazed windows, laminate flooring.

Bedroom One 11.83ft x 10.44ft (3.60m x 3.18m)

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

#### En-Suite

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

Bedroom Two 11.80ft x 5.55ft (3.59m x 2.60m)

Double glazed window to rear, single radiator, fitted wardrobes.

Bedroom Three 8.34ft x 7.49ft (2.54m x 2.28m)

Double glazed window, single radiator, coving to ceiling.

Bathroom 8.52ft x 5.81ft (2.59m x 1.77m)

Three piece coloured suite comprising of; panelled bath with electric shower over, pedestal wash hand basin, low level wc, single radiator, part tiling to walls, laminate flooring, extractor fan.

#### External

Front garden laid mainly to lawn, bushes and shrubs, flower borders, driveway leading to garage. Rear garden, laid mainly to lawn, flower beds, bushes and shrubs.

#### Garage

Attached single garage with power and lighting.

**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 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.  
level access.

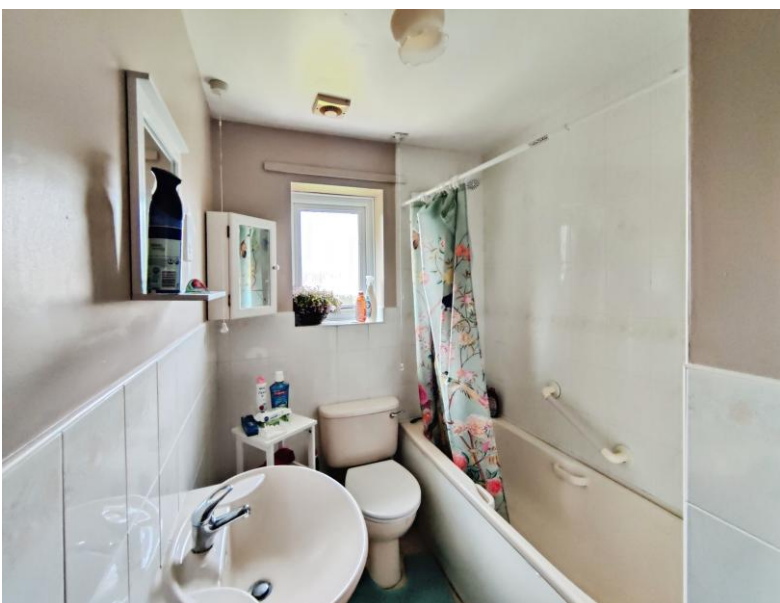
#### TENURE

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: D

EPC RATING: C

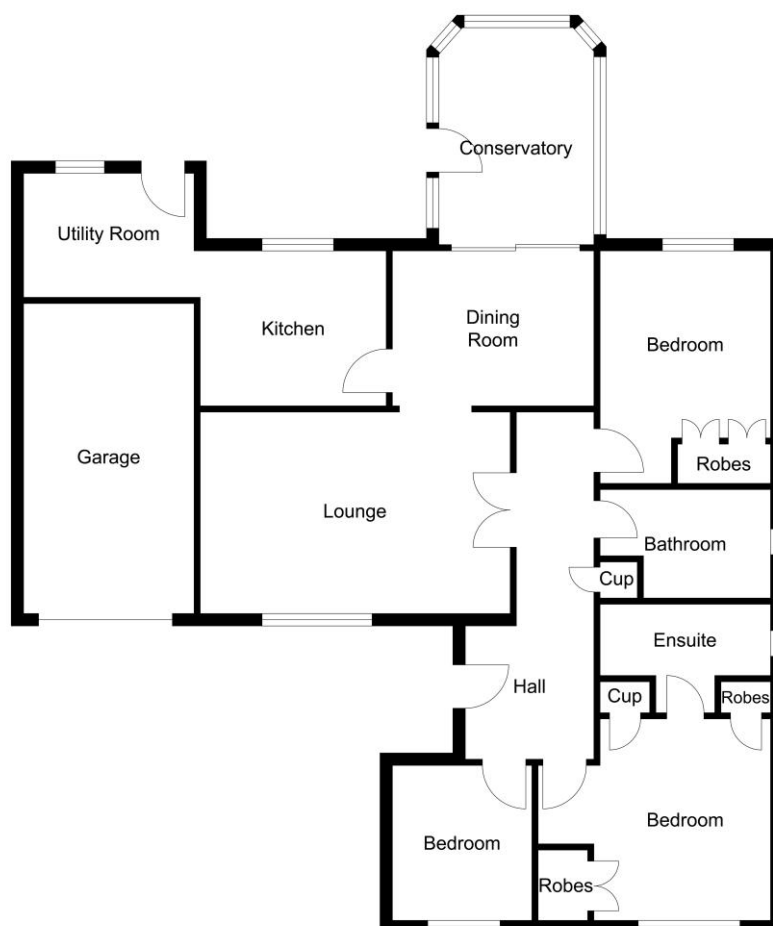
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**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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