



Harewood Drive | Bedlington | NE22 5YW

Offers In The Region Of £190,000

Absolutely beautiful throughout, this three bedroom end link property will tick all the boxes of those looking for a ready to move in to first time buy or family home. From the minute you enter you will be impressed by the standard of accommodation on offer. Close to local schools and amenities, the property is only a short distance from the Northumberland rail line and will be perfect for commuters working in Newcastle.

Comprising briefly; Spacious entrance porch, a light and neutral lounge with French door access to the conservatory, a modern shaker style, open plan kitchen and dining room, a further reception room with varying uses from a play room, an office or addition bedroom if needed, stairs to the first floor landing, three bedrooms and a good size family bathroom. Externally there is a low maintenance garden to the rear and a block paved driveway and low maintenance garden to the front with handy side garden access. Overall a fabulous property that simply must be viewed early to avoid disappointment.

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End Link House

Spacious Room Sizes

Immaculate presentation throughout

Driveway

Playroom/Office

EPC:D/ Council Tax:B

Driveway

Freehold

For any more information regarding the property please contact us today

Entrance Porch

Via composite door, double glazed windows.

Lounge 11'01ft x 15'06ft (3.35m x 4.57m)

French doors to conservatory, windows, fire surround, electric fire, television point, coving to ceiling, laminate flooring.

Play Room (Converted Garage) 15'04ft x 6'11ft (4.57m x 1.82m)

Double glazed window to front, double radiator, laminate flooring, storage.

Kitchen 21'00ft x 10'07ft (6.40m x 3.06m)

Double glazed window to front and 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, built in electric fan assisted oven, electric hob with extractor fan above, space for American fridge/freezer, integrated microwave, plumbed for washing machine, laminate flooring, coving to ceiling, double glazed door to the rear.

Conservatory 9'02ft x 9'09ft (2.74m x 2.74m)

Double glazed windows, laminate flooring, vinyl floor, double glazed door to rear.

Loft

Lighting.

Bedroom One 11'08ft x 11'06ft max (3.35m x 3.35m)

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

Bedroom Two 9'07ft x 7'11ft (2.74m x 2.13m)

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

Bathroom 11'00ft x 5'07ft max (3.35m x 1.52m)

Three piece white suite comprising of; panelled bath with mains shower over, wash hand basin (set in vanity unit), low level wc, spotlights, double windows to rear, heated towel rail, tiling to walls, cladding to ceiling, vinyl flooring.

External

Low maintenance garden to the front, gravelled area, driveway. Low maintenance garden to the rear, patio area, water tap, garden shed, side access.

T: 01670 531114

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PRIMARY SERVICES SUPPLY

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

Cladding is present on property.

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: B

EPC RATING: D

BD008543CM/SJ18/06/2025V.2



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	67 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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