



Stead Lane | Bedlington | NE22 5LY

# Offers In Excess Of £245,000

We would highly recommend viewing this unique property, a deceptively spacious Dormer bungalow that has been well maintained and updated by the current owners. The ground floor briefly comprises of open plan lounge, dining room and kitchen with a conservatory leading of the dining room, two double bedrooms with master having en-suite and a family bathroom. First floor has another bedroom with a further two interconnecting rooms and a further dressing area. Externally it has an integral garage and landscaped gardens that wrap all three sides of the home.

ROOK  
MATTHEWS  
SAYER



**Dormer Bungalow**

**Landscaped Garden To Three Sides**

**Spacious Open Plan Living Area**

**Freehold**

**Three Bedroom**

**Must Be Viewed**

**Conservatory**

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

For any more information regarding the property please contact us today

**Entrance**

Via composite door.

**Entrance Hallway**

Laminate flooring, double radiator, single radiator.

**Lounge 23.00ft x 13.95ft** (7.01m x 4.25m)

Two double glazed windows to rear, two double radiators, spiral staircase, television point.

**Dining Room 11.25ft x 9.51ft** (3.42m x 2.89m)

Double glazed window to side, patio doors to conservatory, double radiator.

**Kitchen 10.66ft x 9.39ft** (3.24m x 2.86m)

Double glazed window to side, fitted with a range of wall, floor and drawer units with co-ordinating roll edge work surfaces, co-ordinating sink unit and drainer with mixer tap, tiled splash backs, built in electric fan assisted oven, induction hob with extractor fan above, integrated fridge/freezer, tiling to floor, spotlights, door to utility.

**Utility Room 5.41ft x 10.37ft** (1.64m x 3.16m)

Double glazed window to side, fitted wall, base units and work surface, plumbed for washing machine and dishwasher, double radiator, tiled flooring.

**Conservatory 9.21ft x 8.71ft** (2.80m x 2.65m)

Dwarf wall, double glazed windows.

**Bedroom One 11.19ft x 9.58ft** (3.41m x 2.91m)

Double glazed window to front, double radiator, fitted wardrobes and draws, door to:

**En-Suite 4.48ft x 9.38ft** (1.36m x 2.85m)

Double glazed window to side, low level wc, wash hand basin (set in vanity unit), double shower cubicle, fully tiled, heated towel rail, spotlights.

**Bedroom Two 8.34ft x 10.42ft into wardrobes** (2.54m x 3.17m)

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

**Bathroom 7.94ft x 5.38ft** (2.42m x 1.63m)

Free standing bath, low level wc, wash hand basin, heated towel rail, fully tiled, spotlights.

**First Floor Landing**

Built in wardrobes.

**Converted loft space**

**Room One 11.70ft x 12.85ft** (3.56m x 3.91m)

(Used as bedroom) Port Hole window, Velux window to side, door to:

**Room Two 12.85ft x 10.30ft** (3.91m x 3.13m)

(Used as bedroom) velux window to side.

**Room Three 7.95ft x 12.85ft** (2.42m x 3.91m)

Velux window to side. Open plan to dressing area (9.90ft x 12.85ft - 3.01m x 3.91m)

**External**

Block paved muti car driveway leading to garage to front, lawned area. Wrap around landscaped garden to three sides, decking and patio area, water tap, electric.

**Garage**

Single attached garage with up and over door, wall mounted combi boiler, power and lighting, loft access via pull down ladders, loft space above with ample storage.

01670531114

Bedlington@rmsestateagents.co.uk

ROOK  
MATTHEWS  
SAYER



01670531114

Bedlington@rmsestateagents.co.uk



#### PRIMARY SERVICES SUPPLY

Electricity: Mains  
Water: Mains  
Sewerage: Mains  
Heating: Mains Gas  
Broadband: Fibre  
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.

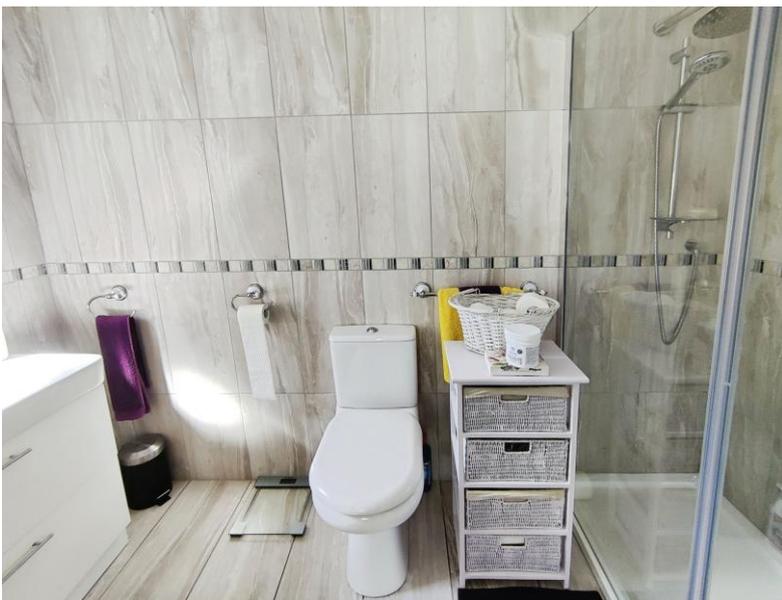
#### TENURE

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

COUNCIL TAX BAND: C

EPC RATING: C

BD008367SB/SJ16.5.25.v.1

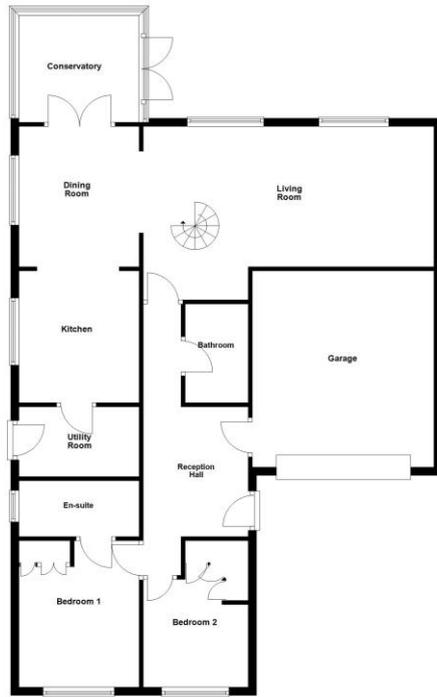


01670531114

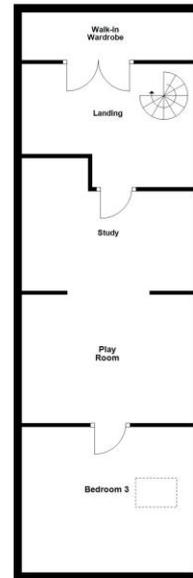
Bedlington@rmsestateagents.co.uk

ROOK  
MATTHEWS  
SAYER

Ground Floor



First Floor



Total area: approx. 180.1 sq. metres (1938.7 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The Plan is for illustrative purposes only. Version 1

Plan produced using PlanIt.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	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.

T: xxxx xxx xxxx

Branch name@rmsestateagents.co.uk

