



Blenheim Drive | Bedlington | NE22 5YR

# Offers In Excess Of £180,000

This well presented home will suit any growing family, located in Bower Grange Estate in Bedlington with local amenities and transport links close by. Updated and modern throughout it offers lounge, kitchen with breakfast bar, and conservatory to the first floor, the second has three bedrooms and a modern family bathroom. Externally a well maintained front and rear garden with driveway parking and access to the garage. We would recommend viewing to appreciate the what the current vendors have done to this house.

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**Semi Detached House**

**Garage & Driveway**

**Three Bedroom**

**Freehold**

**Conservatory**

**EPC: TBC**

**Front & Rear Garden**

**Council Tax:B**

For any more information regarding the property please contact us today

#### Entrance Porch

Via UPVC entrance door, double glazed windows.

#### Entrance Hallway

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

#### Lounge 13.00ft x 11.06ft (3.96m x 3.37m)

Double glazed patio doors to conservatory, double radiator, fire surround with electric fire, television point, telephone point, coving to ceiling.

#### Breakfasting Kitchen 20.69ft x 11.63ft (6.30m x 3.54m)

Double glazed window to rear, double radiator, 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, glass splash backs, built in electric fan assisted oven, electric hob with extractor fan above, space for fridge freezer, washing machine, dishwasher, laminate flooring, coving to ceiling, spotlights, double glazed door to rear, built in cupboard.

#### Conservatory 12.96ft x 11.07ft (3.95m x 3.37m)

Dwarf wall, double glazed windows, ceiling fan, laminate flooring.

#### First Floor Landing

Loft access, built in storage cupboard.

#### Bedroom One 11.42ft x 11.60ft (3.48m x 3.53m)

Double glazed window, double radiator, fitted wardrobes and drawers, television point.

#### Bedroom Two 9.54ft into wardrobes x 8.44ft (2.90m x 2.57m)

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

#### Bedroom Three 11.41ft x 7.80ft (3.47m x 2.37m)

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

#### Bathroom 4.99ft x 11.21ft (1.52m x 3.41m)

Double end panelled bath, floating wash hand basin (set in vanity unit), shower cubicle, low level wc, spotlights, double glazed window to the rear, heated towel rail, tiled walls and flooring.

#### External

Front garden laid mainly to lawn, bushes and shrubs, driveway leading to garage. Rear garden laid mainly to lawn, patio area, garden shed.

#### Garage

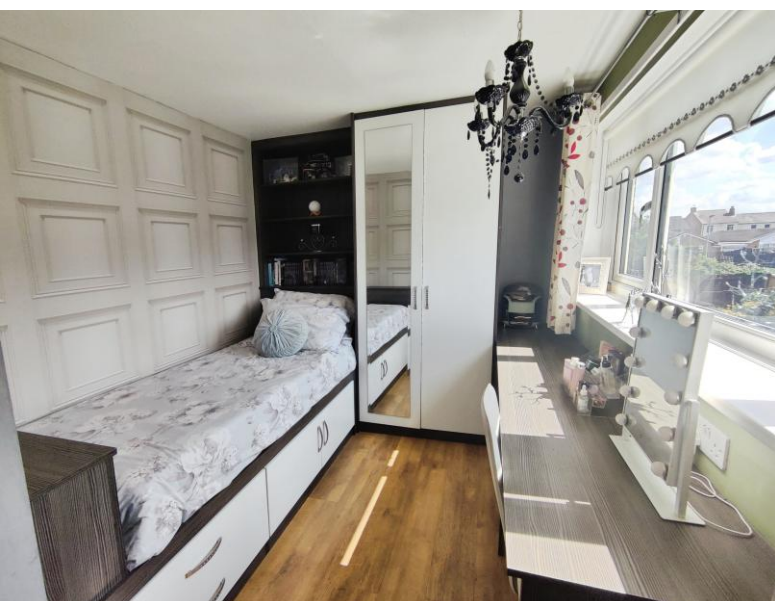
Attached single garage with up and over door, power and lighting.

**T: 01670 531114**

**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

#### 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: B

#### EPC RATING: TBC

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"DoubleClick Insert Picture"  
FLOORPLAN to follow

"DoubleClick Insert Picture"  
EPC To follow

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**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.

