



Bonchester Close | Bedlington | NE22 6JW

Offers In Excess Of £215,000

Quite simply a beautiful Bungalow on the sought after Bonchester Close, Bedlington. Well positioned within a cul de sac the property benefits from a south facing garden and modern presentation throughout. Close to the main town centre the property has good access to a good range of shops and amenities and has good road and transport links. Comprising briefly; entrance porch, hallway, good size lounge, conservatory, two bedrooms with fitted wardrobes to the master bedroom and a shower room. Externally there are low maintenance gardens to the front and rear and a driveway leading to the single attached garage. Early viewings are strongly advised to avoid disappointment.

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Link Detached Bungalow

Two Bedroom

Conservatory

Garage & Gardens

Popular Chesters Estate

No Onward Chain

Freehold

EPC:C Council Tax:C

For any more information regarding the property please contact us today

Entrance Porch

UPVC entrance door, double glazed window to front.

Lounge 17.59ft x 11.93ft (5.36m x 3.63m)

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

Kitchen 9.99ft x 8.71ft (3.04m x 2.65m)

Double glazed window to rear, wall mounted radiator, fitted with 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 double oven, gas hob with extractor fan above, integrated fridge freezer, tiling to floor, spotlights, door to garage/ utility room.

Utility Room/ Garage

Double glazed window to rear, fitted base units and work surface, stainless steel sink unit with dual taps, space for fridge/freezer, plumbed for washing machine.

Conservatory 11.54ft x 9.76ft (3.51m x 2.97m)

Dwarf wall, double glazed windows, double radiator, tiled flooring.

Bedroom One 12.93ft x 9.88ft into wardrobes (3.94m x 3.61m)

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

Bedroom Two 8.66ft x 8.88ft (2.63m x 2.70m)

Double glazed window to front, single radiator, coving to ceiling.

Bathroom

Wash hand basin (set in vanity unit), shower cubicle, low level wc, spotlights, double glazed window to side, heated towel, tiled walls and ceiling, extractor fan.

External

Block paved driveway leading to garage to front, bushes and shrubs. Low maintenance rear garden, water tap, garden shed.

Garage

Single garage with electric door, power and lighting.



PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Gas Central Heating
Broadband: ADSL
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.

'The sale of this Property is subject to Grant of Probate. Please seek an update from the Branch with regards to the potential timeframes involved.'

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

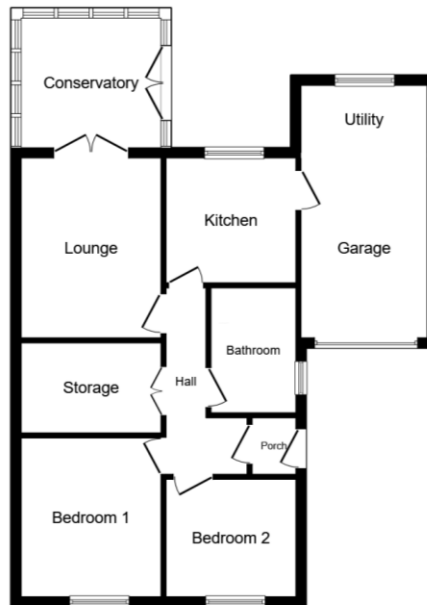
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Floor Plan

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	69 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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