



Gladewell Court | Bedlington | NE62 5YY

# Offers In Excess Of £215,000

Beautifully presented link detached bungalow located in the west pasture's estate in Choppington with excellent transport links and amenities close by. The property has been extended to the rear to make a spacious three bedroomed home. Recently updated with new carpets and paintwork this is ready for someone to make it their own. Externally driveway leading to garage at the front with a raised grassed area and patio to the rear. Early viewing is advised to avoid disappointment.

ROOK  
MATTHEWS  
SAYER



**Link Detached Bungalow**

**Recently Renovated**

**No Onward Chain**

**Front & Rear Gardens**

**Three Bedroom**

**Freehold**

**Extended To Rear**

**EPC: To Follow/ Council Tax:C**

For any more information regarding the property please contact us today

#### Entrance

Via UPVC entrance door.

#### Entrance Hallway

Two storage cupboards.

#### Lounge 13.75ft x 11.02ft (4.19m x 3.35m)

Double glazed window to front, two feature wall radiators, spotlights.

#### Kitchen 11.64ft x 9.38ft (3.54m x 2.85m)

Double glazed patio doors 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 double oven, gas hob with extractor fan above, integrated fridge freezer, washing machine and dishwasher, tiling to floor.

#### Bedroom One 11.43ft x 9.89ft (3.48m x 3.01m)

Double glazed window to rear, double radiator.

#### Bedroom Two 11.73ft x 8.23ft (3.57m x 2.50m)

Double glazed window to rear, double radiator.

#### Bedroom Three 11.75ft x 8.28ft (3.58m x 2.52m)

Double glazed window to rear, single radiator.

#### Bathroom 7.18ft x 5.46ft (2.18m x 1.66m)

Double glazed window to side, pedestal wash hand basin, shower cubicle, low level wc, spotlights, heated towel rail, tiling to walls, extractor fan.

#### External

Front Garden laid mainly to lawn, block paved driveway leading to garage. Rear garden laid mainly to lawn, patio area, screen fencing, water tap.

#### 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: 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.

#### ACCESSIBILITY

This property has accessibility adaptations:  
**Suitable for wheelchair users, level access, wet room & wide doorways.**

#### 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: TBC**

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"DoubleClick Insert Picture"  
FLOORPLAN TO FOLLOW

"DoubleClick Insert Picture"  
EPC TO FOLLOW

**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.

