



Knox Road | Bedlington | NE22 5AS

Offers In Excess Of £125,000

Lovely three bedroom semi-detached property on Knox Road, Bedlington. Situated on a quiet road this property would make a fantastic first time buy for those looking in the rarely available area of Bedlington. Upgraded to include a modern white high gloss kitchen and fitted bathroom. Benefiting from double glazing and gas central heating via a combi-boiler system the accommodation comprises briefly; entrance hallway, lounge, dining room, kitchen, stairs to the first floor landing, three generous bedrooms and family bathroom. Externally there are gardens to the front and rear and a driveway leading to the single attached garage. Early viewings recommended.

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Semi Detached House

Attached Garage

Three Bedroom

Ideal First Time Buy

Lounge & Dining Room

EPC: C Council Tax: A

Front & Rear Gardens

Freehold

For any more information regarding the property please contact us today

Entrance

UPVC Entrance door.

Entrance Hallway

Stairs to first floor landing, double glazed window, single radiator.

Lounge 12.95ft x 12.18ft (3.94m x 3.71m)

Double glazed window to front, double radiator, fire surround with electric fire, television point, telephone point, double doors to:

Dining Room 9.68ft x 9.82ft (2.95m x 2.99m)

Double glazed window to rear, double radiator.

Kitchen 9.88ft x 9.76ft (3.01m x 2.97m)

Double glazed window to 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, tiled splash backs, built in electric fan assisted oven, gas hob with extractor fan above, space for fridge freezer, plumbed for washing machine, laminate flooring, double glazed door to side.

First Floor Landing

Double glazed window to side, loft access.

Bedroom One 12.85ft x 10.48ft (3.91m x 3.19m)

Double glazed window to front, single radiator, television point.

Bedroom Two 11.12ft x 10.17ft (3.38m x 3.09m)

Double glazed window to rear, single radiator.

Bedroom Three 9.02ft x 8.08ft (2.74m x 2.46m)

Double glazed window to front, single radiator.

Bathroom 8.50ft x 5.38ft (2.59m x 1.63m)

Three piece white suite comprising of; panelled bath with mains shower over, pedestal wash hand basin, low level wc, double glazed window to rear, single radiator, tiling to walls, laminate flooring, extractor fan.

External

Front garden laid mainly to lawn, driveway leading to garage. Low maintenance rear garden, screen fencing, gravelled area.

Garage

Attached single garage with up and over door.

T: 01670 531114

Bedlington@rmsestateagents.co.uk

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PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Mains Gas
Broadband: None
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: A
EPC RATING: C

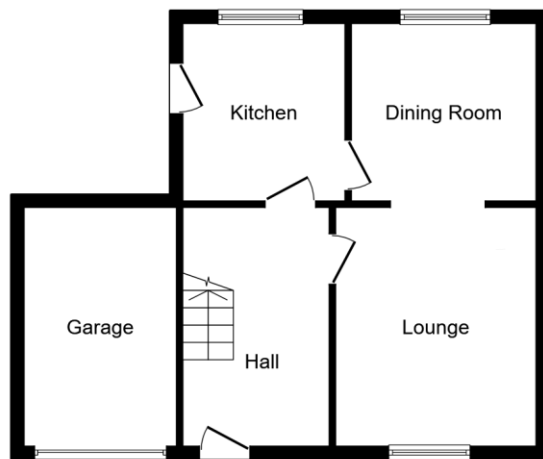
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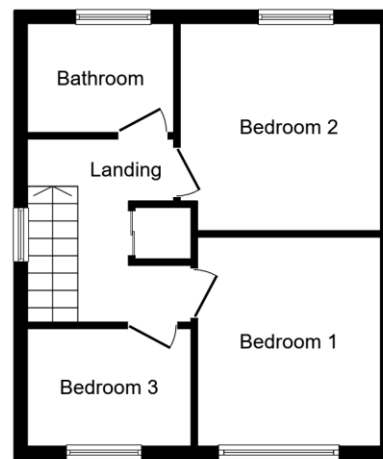
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Ground Floor



First Floor

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		85 B
69-80	C	72 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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