



Warwick Grove | Bedlington | NE22 6NW

Offers In Excess Of £240,000

Located in the popular Hazelmere Estates in Bedlington this recently updated fantastic family home will appeal to any growing family. This detached three bedrooomed property is positioned in a quiet cul de sac and benefits from no upper chain, recently updated to a good standard with new carpets and decorated throughout, we anticipate this to be extremely popular so would advise early viewing. The home offers lounge, downstairs cloaks, kitchen/diner and conservatory to the ground floor with three bedrooms, en suite and family bathroom to the first floor. Externally gardens to front and rear with attached garage.

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Detached House

Three Bedroom

Popular Hazelmere Estate

Front & Rear Garden

Downstairs Wc

Freehold

Sun Room

EPC:D / Council Tax:C

For any more information regarding the property please contact us today

Entrance Porch

Via composite door, double glazed window to front.

Entrance Hallway

Stairs to first floor landing, single radiator.

Downstairs Wc 5.95ft x 2.99ft (1.81m x 0.91m)

Low level wc, wash hand basin, laminate flooring, extractor fan, heated towel rail.

Lounge 18.75ft x 10.72ft (5.71m x 3.26m)

Double glazed window to front, two single radiators, fire surround, television point, telephone point, picture rail, dado rail.

Kitchen/ Dining Room 17.50ft x 8.10ft (5.27m x 2.46m)

Double glazed windows to rear, wall mounted 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, electric hob with extractor fan above, space for fridge, plumbed for washing machine, laminate flooring, open plan to:

Sun Room 11.81ft x 10.73ft (3.61m x 3.27m)

Dwarf wall, double glazed windows, tiled flooring.

Bedroom One 10.84ft x 9.01ft (3.30m x 2.74m)

Double glazed window to front, single radiator, built in cupboard.

En-Suite 4.47ft x 7.80ft (1.36m x 2.37m)

Double glazed window to side, low level wc, wash hand basin (set in vanity unit), extractor fan, mains shower, part tiling to walls, heated towel rail, cushion flooring.

Bedroom Two 8.90ft x 8.97ft (2.71m x 2.73m)

Double glazed window to rear, single radiator, fitted wardrobes, built in cupboard, television point.

Bedroom Three 8.21ft x 8.35ft (2.50m x 2.54m)

Double glazed window to rear, single radiator.

Bathroom 6.64ft x 5.39ft (2.02m x 2.55m)

Double glazed window to front, roll top bath with shower tap, low level wc, heated towel rail, tilting to walls, extractor fan, cushion flooring.

External

Front Garden laid mainly to lawn, bushes and shrubs, flower borders, driveway leading to garage. Rear garden laid mainly to lawn, patio area, flower beds, gravelled area.

Garage

Attached single garage, up and over door, power and lighting, loft storage with pull down ladders.

T: 01670 531114

Bedlington@rmsestateagents.co.uk

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PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Gas Central Heating
Broadband: ADSL copper wire
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

Level access.

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: D

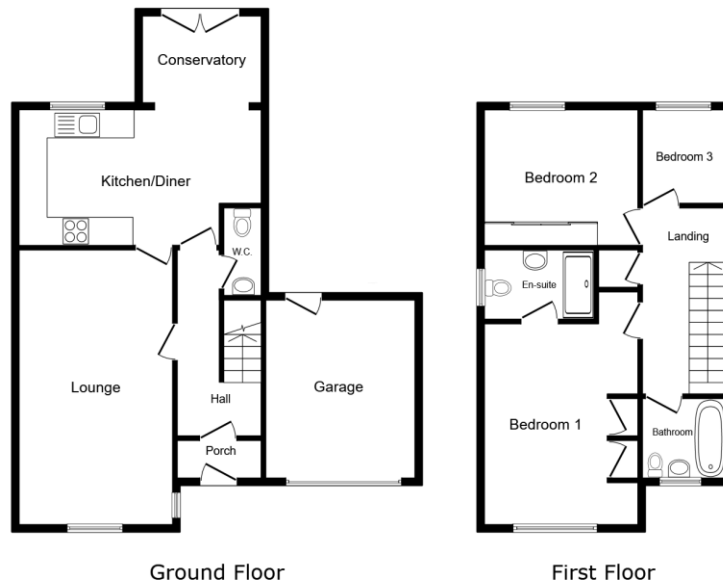
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This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose 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		84 B
69-80	C		
55-68	D	64 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



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