



Meadowbank Drive | Guidepost | NE62 5YZ

**£205,000**

Three bedroomed detached home located in the popular residential estate on the edge of Guidepost with great transport links and amenities close by. Its offered to the market with no upper chain and will make a lovely family home with open views to the rear. The first floor has lounge, open to dining are leading into a conservatory and a kitchen. The first floor has three double bedrooms and a family bathroom. Externally Driveway and garage to the front with a low maintenance garden to the rear. Viewing is essential to appreciate what this property has to offer.

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**Detached House**

**Conservatory**

**Three Bedroom**

**No Onward Chain**

**Sought After Location**

**Garage & Gardens**

**Two Reception Rooms**

**EPC: TBC/ Council Tax:C**

For any more information regarding the property please contact us today

#### Entrance Porch

Via composite door, double glazed window to side.

Lounge 12.69ft x 10.79ft (3.86m x 3.28m)

Double glazed window to front, double radiator, media wall, built in storage cupboard, television point, coving to ceiling, open to:

Dining Room 9.12ft x 9.16ft (2.77m x 2.79m)

Double glazed window to conservatory, double radiator, coving to ceiling.

Kitchen 10.31ft x 9.71ft (3.14m x 2.95m)

Double glazed window to rear, single 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, tiled splash backs, built in electric fan assisted oven, electric hob with extractor fan above, integrated microwave, plumbed for washing machine, laminate flooring, spotlights, double glazed door to rear.

Conservatory 12.86ft x 9.71ft (3.91m x 2.95m)

Dwarf wall, double glazed windows, laminate flooring, storage cupboard, electric wall heater.

#### First Floor Landing

Loft access, built in storage cupboard.

Bedroom One 12.02ft x 9.84ft (3.66m x 2.99m)

Double glazed window to front, single radiator.

Bedroom Two 10.10ft x 9.81ft (3.07m x 2.99m)

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

Bedroom Three 8.65ft x 9.70ft (2.63m x 2.95m)

Double glazed window to front, single radiator.

Bathroom 7.11ft x 6.83ft (2.16m x 2.08m)

Three piece white suite comprising of; panelled bath with electric shower over, wash hand basin (set in vanity unit), low level wc, spotlights, double glazed window to rear, heated towel rail, tiling to walls, laminate flooring.

#### External

Low maintenance front garden, block paved driveway leading to garage. Low maintenance rear garden, patio and decking area, screen fencing, garden shed.

#### Garage

Attached single garage.

**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: Cable  
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: C

EPC RATING: TBC

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"DoubleClick Insert Picture"  
FLOORPLAN to follow

"DoubleClick Insert Picture"  
EPC RATING 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.

