



Stakeford Road | Bedlington | NE22 7JU

Offers In Excess Of £240,000

Quite simply a must view property! Significantly upgraded and extended by the current owners this beautiful family home is ready to view now. With a fabulous open plan family kitchen area with a log burning stove and gorgeous views to the generous rear garden via the bi-fold doors, the kitchen is a large social space ideal for entertaining or relaxing with the family. With good road and transport links nearby the accommodation comprises briefly; entrance porch, hallway leading to the lounge, second reception room/games room, family kitchen area, utility room, stairs to the first floor landing, three good size bedrooms and a modern family bathroom. Externally there is a large garden to the rear with lawned and decked areas, a side garden with summerhouse and an open aspect garden to the front double driveway. A high level of interest is anticipated on this property, call the office early to avoid disappointment.

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Semi Detached House

Converted Garage

Three Bedroom

Multi Car Driveway

Generous Garden To Rear

Freehold

Log Burning Stove

EPC: D/ Council Tax: B

For any more information regarding the property please contact us today

Entrance Porch

Via entrance door, double glazed windows, tiled flooring.

Entrance Hallway

Stairs to first floor landing, laminate flooring, double radiator.

Lounge 13'04 into bay x 13'04 into alcove (4.06m x 4.06m)

Double glazed bay window to front, single radiator, laminate floor, coving to ceiling.

Second Reception Room 11.21ft x 8.28ft (3.41m x 2.52m)

(Converted Garage) Two double glazed windows, two radiators.

Kitchen 22'02 x 18'04 max (6.76m x 5.59m)

Two double glazed windows to side, fitted with a range of wall, floor and drawer units with co-ordinating wood surfaces, stainless steel sink unit and drainer with mixer tap, island unit with breakfast bar, wood splash backs, space for range oven, extractor fan above, space for American fridge/freezer, integrated dishwasher, cupboard housing combi boiler, log burning stove, bi fold doors to rear, two skylights, storage cupboard.

Utility Room

Double glazed window to the rear, space for dryer, plumbed for washing machine, door to rear, laminate flooring.

First Floor Landing

Double glazed window to side. Loft Access Insulated.

Bedroom One 11'00 x 11'05 (3.35m x 3.48m)

Double glazed window to rear, double radiator.

Bedroom Two 13'02 including alcove x 10'09 (4.01m x 3.28m)

Double glazed window to rear, radiator.

Bedroom Three 9'10 x 7'03 (2.99m x 2.21m)

Double glazed window to front, radiator.

Bathroom/Wc 6'07 x 7'01 (2.00m x 2.16m)

Three-piece white suite comprising of; panelled bath with mains shower over, wash hand basin (set in vanity unit), low level wc, double glazed window to rear, heated towel rail, cladding to walls and ceiling, loft access.

External

Shared multi car driveway to front (gravelled). Rear garden laid mainly to lawn, patio/decking area, water tap, gravelled area, greenhouse, pergola and seating area.

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: fibre
Mobile Signal Coverage Blackspot: No
Parking: 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.

RESTRICTIONS AND RIGHTS

Public rights of way – Shared driveway

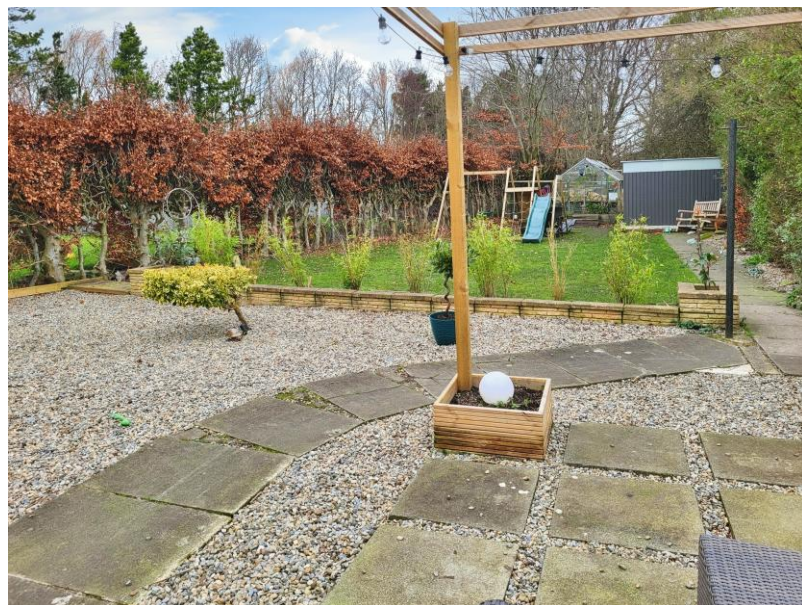
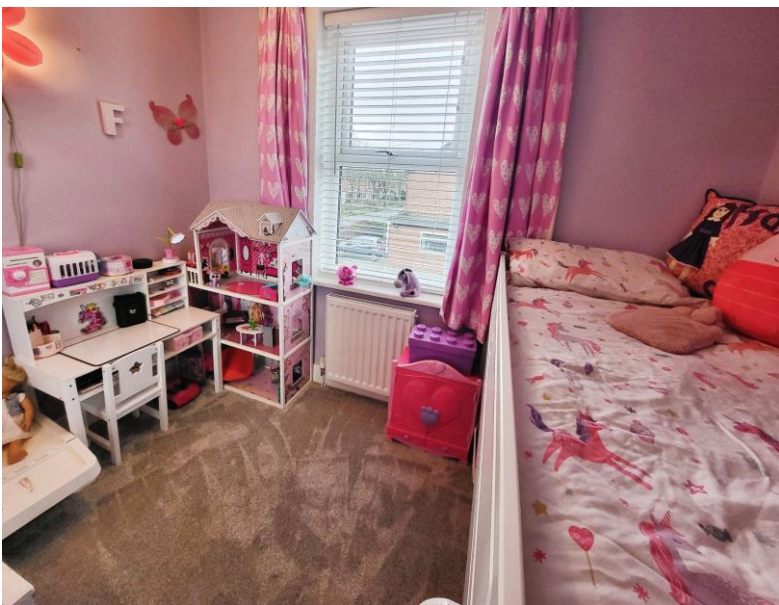
TENURE

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: B

EPC RATING: D

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	63 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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