



Stead Lane | Bedlington | NE22 5QY

**£84,995**

In need of refurbishment this property could be made into a lovely family home. Located close to Bedlington town centre with local amenities and transport links on your doorstep. It offers open plan lounge diner leading to kitchen area on the ground floor, the first floor has two double bedrooms and a family bathroom. Externally driveway and garage to the front and a garden to the rear. We anticipate this to be very popular so advise early viewing essential.

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**Semi Detached House**

**Sold As Seen**

**Two Bedroom**

**Popular Location**

**No Onward Chain**

**Freehold**

**Garage & Gardens**

**EPC: TBC/ Council Tax:A**

For any more information regarding the property please contact us today

#### Entrance Porch

Via UPVC entrance door, double glazed windows.

#### Lounge 11.52ft x 15.01ft (3.51m x 4.57m)

Double glazed window to front, electric heater, electric fire, television point, telephone point, open plan to:

#### Dining Room 9.30ft x 9.15ft (2.83m x 2.78m)

Double glazed window to rear, electric heater.

#### Kitchen 10.03ft x 8.94ft (3.05m x 2.72m)

Double glazed window to side, fitted with a range of wall, floor and drawer units, stainless steel sink unit and drainer with mixer tap, tiled splash backs, laminate flooring, double glazed door to rear.

#### First Floor Landing

Double glazed window to side, loft access.

#### Bedroom One 12.39ft x 10.43ft (3.77m x 3.17m)

Double glazed window to front, built in cupboard.

#### Bedroom Two 10.47ft x 10.43ft (3.19m x 3.17m)

Double glazed window to rear.

#### Bathroom 6.29ft x 6.44ft (1.91m x 1.96m)

Three piece suite comprising of; panelled bath with electric shower over, pedestal wash hand basin, low level wc, double glazed window to rear, part tiling to walls, tiled flooring, storage cupboard.

#### External

Front garden laid mainly to lawn, bushes and shrubs, driveway leading to garage. Rear garden laid mainly to lawn, bushes and shrubs.

#### Garage

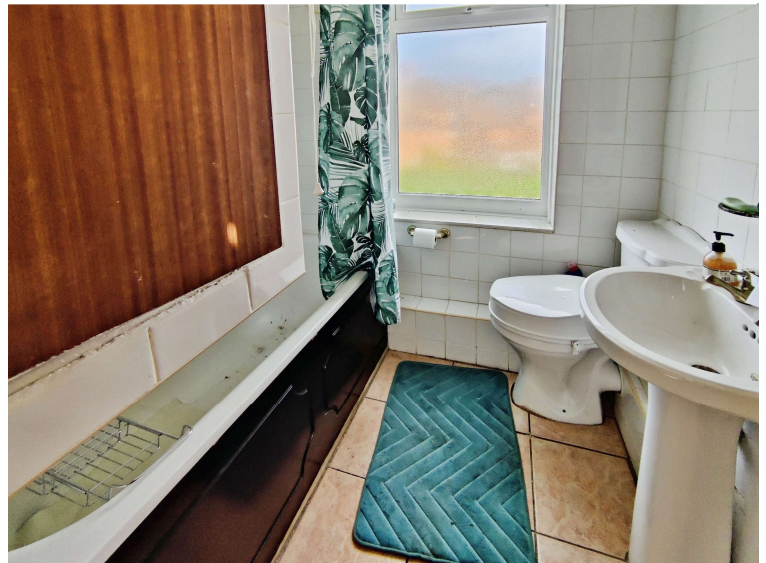
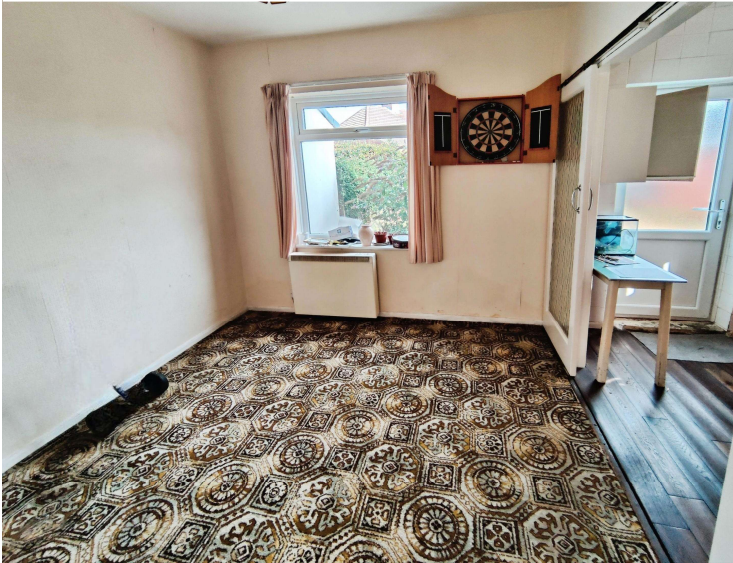
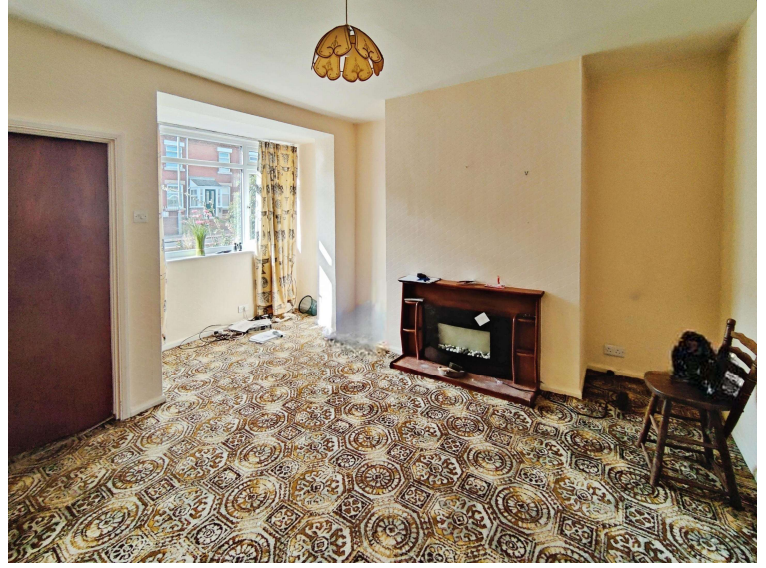
Attached single garage with up and over door, power and lighting.

**T: 01670 531114**

**Bedlington@rmsestateagents.co.uk**

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#### PRIMARY SERVICES SUPPLY

Electricity: Disconnected  
Water: Disconnected  
Sewerage: Disconnected  
Heating: Disconnected  
Broadband: None  
Mobile Signal Coverage Blackspot: Unknown  
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: TBC**

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"DoubleClick Insert Picture"  
EPC RATING 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.



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