



The Willows | Bedlington | NE22 7DT

# Offers In Excess Of £215,000

A viewing must this spacious double fronted family home located in the small development of The Willows in Bedlington, with excellent transport links close by. The property offers lounge, dining room, kitchen, utility and downstairs cloaks to the ground floor and to the first floor four bedrooms main with en-suite and a family bathroom. Externally it offers driveway and garage with low maintenance gardens to the rear with flowers and shrubs and apple trees. We anticipate this to be very popular so advise early viewing.

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**Detached House**

**Downstairs Wc**

**Double Fronted**

**Garage & Gardens**

**No Onward Chain**

**Freehold**

**Four Bedroom**

**EPC: C/ Council Tax:D**

For any more information regarding the property please contact us today

Entrance

Composite door.

Entrance Hallway

Stairs to first floor landing, double radiator.

Downstairs Wc 5.34ft x 3.28ft (1.62m x 0.99m)

Low level wc, pedestal wash hand basin, tiled flooring, extractor fan, tiled walls, single radiator, spotlights.

Lounge 21.16ft x 10.96ft (6.44m x 3.34m)

Double glazed window to front, double glazed patio doors to rear, double radiator, television point, coving to ceiling.

Dining Room 9.53ft x 9.00ft (2.90m x 2.74m)

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

Kitchen/ Diner 13.22ft x 10.91ft (4.02m x 3.32m)

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, built in electric fan assisted oven, gas hob with extractor fan above, space for fridge/freezer, plumbed for dishwasher, tiling to floor, spotlights, double glazed door to:

Utility Room 5.29ft x 6.72ft (1.61m x 2.04m)

Fitted wall and base units with work surface, stainless steel sink unit with mixer tap, space for fridge freezer, plumbed for washing machine, single radiator, tiled flooring, door to rear garden.

First Floor Landing

Double glazed window to front, double radiator.

Bedroom One 10.86ft x 10.60ft (3.31m x 3.23m)

Double glazed window to rear, double radiator, fitted wardrobes, coving to ceiling, television point.

En-Suite 6.86ft x 3.97ft (2.09m x 1.21m)

Double glazed window to rear, low level wc, pedestal wash hand basin, single radiator, extractor fan, shower cubicle (mains shower), part tiled walls, spotlights, tiling to floor.

Bedroom Two 9.94ft x 8.38ft (3.02m x 2.55m)

Double glazed window to rear, double radiator, fitted wardrobes, loft access.

Bedroom Three 9.91ft x 8.82ft (3.02m x 2.68m)

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

Bedroom Four 10.85ft x 7.55ft (3.30m x 2.30m)

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

Bathroom 6.05ft x 6.15ft (1.84m x 1.87m)

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

External

Block paved front garden, flower borders, bushes and shrubs, fencing, driveway leading to garage. Low maintenance rear garden, flower beds, bushes and shrubs, screen fencing, gravelled area.

Garage

Detached 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: Mains  
Water: Mains  
Sewerage: Mains  
Heating: Gas central heating  
Broadband: None  
Mobile Signal Coverage Blackspot: No  
Parking: Garage in separate block

#### 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

This property has accessibility adaptations:  
Suitable for wheelchair users, level access, ramped access, wide doorways.

#### 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: D

EPC RATING: C

BD008594SB/SJ19.07.2025.V.1



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	75 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



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