



Wood Lane | Bedlington | NE22 5RB

Offers In Excess OF £120,000

Although in need of a modernization this property will make an ideal first home for anyone. Located within walking distance of local shops, amenities and transport links, this is a must view house to appreciate what's on offer. The ground floor has lounge diner, kitchen and conservatory and access to the double garage and gardens. The first floor has two double bedrooms and a family bathroom. Externally gardens to three sides and driveway to a double garage. Early viewing is essential as we expect this to be very popular.

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Semi Detached House

No Onward Chain

Two Bedroom

Garage & Garden

Conservatory

Freehold

Ideal First Time Buy

EPC: D/ Council Tax:A

For any more information regarding the property please contact us today

Entrance Porch

UPVC entrance door, double glazed windows.

Entrance Hallway

Stairs to first floor landing, single radiator, storage cupboard.

Lounge 20.02ft x 10.95ft (6.10m x 3.33m)

Double glazed window to front, double glazed patio doors to rear, double radiator, fire surround, electric fire, telephone point, coving to ceiling.

Kitchen 8.63ft x 7.87ft (2.63m x 2.39m)

Double glazed window to rear, single 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 single taps, tiled splash backs, space for fridge, built in storage, vinyl flooring, double glazed door to garage.

Conservatory 13.29ft x 9.43ft (4.05m x 2.87m)

Dwarf wall, double glazed windows, ceiling fan, double radiator, tiled flooring,

First Floor Landing

Double glazed window to side, loft access.

Loft

Partially boarded, lighting and power.

Bedroom One 12.28ft x 9.11ft (3.74m x 2.77m)

Double glazed window to front, single radiator, fitted wardrobes and drawers, built in cupboard.

Bedroom Two 10.65ft x 9.92ft (3.24m x 3.02m)

Double glazed window to rear, single radiator, fitted wardrobes and drawers.

Bathroom 7.31ft x 6.23ft (2.22m x 1.89m)

Three piece coloured suite comprising of; panelled bath, pedestal wash hand basin, low level wc, spotlights, double glazed window to rear, double radiator, part tiling to walls, laminate flooring.

External

Front garden laid mainly to lawn, bushes and shrubs, flower borders, driveway leading to garage. Side garden laid to lawn. Rear garden laid to lawn, flower beds, bushes and shrubs.

Garage

Single garage, 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: Mains Gas
Broadband: None
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

'The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved.'

COUNCIL TAX BAND: A
EPC RATING: D

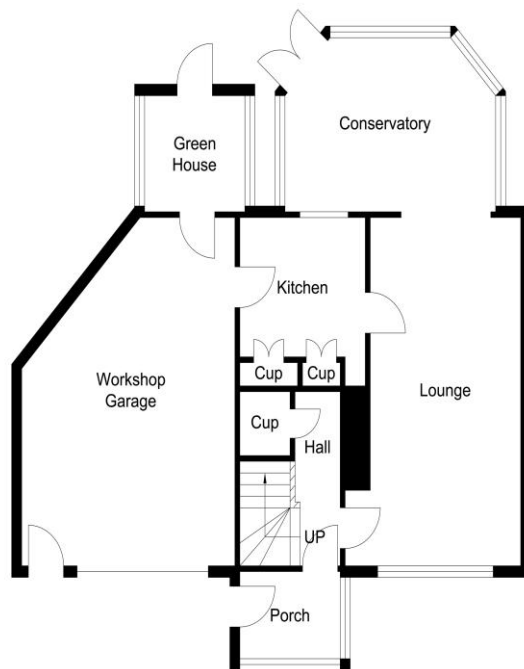
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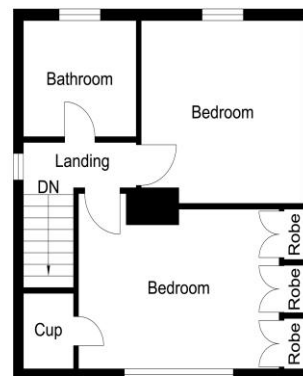
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Ground Floor



First Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	65 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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