



Errington Way | Bedlington | NE226FH

# Offers In Excess Of £240,000

Within the new Fenwick park estate in Bedlington with excellent transport links and amenities close by this fabulous four bedroom semi detached home has become available. Updated and modified by the current owners this is a lovely home for a growing family. The ground floor has lounge, kitchen/diner, utility and downstairs cloaks. The first floor has four bedrooms master with dressing area and en-suite and a separate family bathroom. Externally it has double driveway leading to garage and the rear has easy maintenance garden. Viewing is a must to appreciate this lovely property.

ROOK  
MATTHEWS  
SAYER



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**Semi Detached House**

**Front & Rear Garden**

**Four Bedroom**

**Driveway & Garage**

**Downstairs Wc**

**Freehold**

**En-Suite To Master**

**EPC:B/ Council Tax: C**

For any more information regarding the property please contact us today

#### Entrance

Via composite door.

#### Entrance Hallway

Stairs to first floor landing, feature radiator, storage.

#### Downstairs Wc 4.64ft x 3.75ft (1.41m x 1.02m)

Low level wc, pedestal wash hand basin, laminate flooring, extractor fan, part tiling to walls, single radiator, spotlights.

#### Lounge 14.06ft x 8.14ft (4.28m x 2.48m)

Double glazed window to front, two double radiators, television point, media wall.

#### Kitchen 9.26ft x 15.79ft (2.82m x 4.81m)

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 fan assisted oven, gas hob with extractor fan above, space for fridge freezer, integrated dishwasher, laminate flooring, double glazed door to:

#### Utility Room 9.77ft x 7.71ft (2.97m x 2.35m)

Double glazed door to garden, fitted wall and base units, plumbed for washing machine, laminate flooring, door to garage.

#### First Floor Landing

Loft access, built in storage cupboard.

#### Bedroom One 10.10ft x 8.66ft (3.07m x 2.63m)

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

#### En-Suite 3.93ft x 6.79ft (1.19m x 2.0m)

Low level wc, floating wash hand basin, single radiator, extractor fan, shower cubicle, part tiling to walls, spotlights, laminate flooring.

#### Bedroom Two 12.45ft x 8.96ft (3.79m x 2.73m)

Double glazed window to front, double radiator.

#### Bedroom Three 11.11ft x 8.97ft (3.38m x 2.73m)

Double glazed window to rear, single radiator.

#### Bedroom Four 6.40ft x 7.47ft (1.95m x 2.27m)

Double glazed window to front, single radiator.

#### Bathroom 5.56ft x 6.60ft (1.69m x 2.01m)

Three piece white suite comprising of; panelled bath, floating wash hand basin, low level wc, spotlights, double glazed window, part tiling to walls, laminate flooring, extractor fan.

#### External

Front garden laid mainly to lawn, bushes and shrubs, block paved driveway leading to garage. Rear garden laid mainly to lawn, patio area, garden shed.

#### Garage

Single attached 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: Mains Gas  
Broadband: Fibre to premises  
Mobile Signal Coverage Blackspot: No  
Parking: Driveway

National House Building insurance (NHBC) 7 years remaining

Management Charge for Estate: £95.00 per annum

### 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

Restrictions on property? Yes, Parking Boats, Caravans  
or Mobile Homes on Site

### ACCESSIBILITY

Suitable for wheelchairs, level access and 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

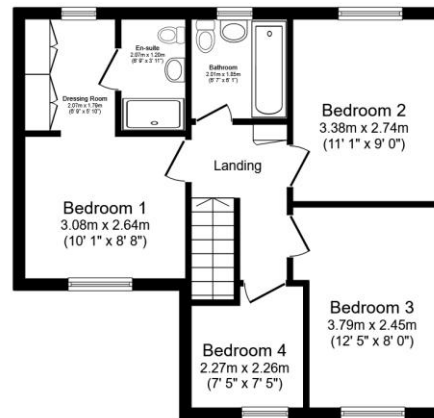
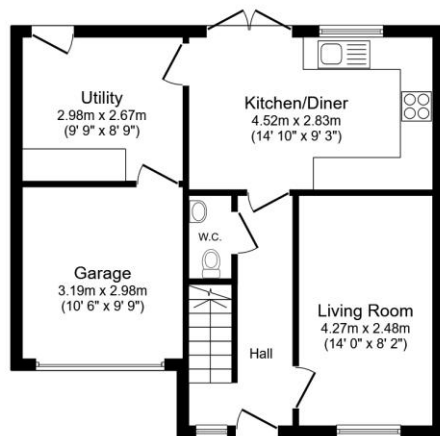
COUNCIL TAX BAND: C  
EPC RATING: B



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Total floor area: 98.3 sq.m. (1,058 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         | 94 A      |
| 81-91 | B             | 83 B    |           |
| 69-80 | 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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