



High Ridge | Bedlington | NE22 6EF

Offers In The Region Of £200,000

Located in the heart of Bedlington this traditional stone built property is a must view. Close to local amenities and transport links this spacious home has lots to offer. Ground floor has three reception rooms a kitchen and downstairs cloaks. The first floor has three bedrooms and a spacious bathroom. Externally the home has a private yard to the rear. Viewing is essential to appreciate the size of this home.

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Mid Terraced House

Three Bedroom

Modern Kitchen & Bathroom

No Onward Chain

Downstairs Wc

Yard To Rear

Two Reception Rooms

EPC:C/ Council Tax:A

For any more information regarding the property please contact us today

Entrance Porch

Via composite door.

Entrance Hallway

Stairs to first floor landing, laminate flooring.

Downstairs Wc 5.91ft x 3.82ft (1.80m x 1.16m)

Low level wc, pedestal wash hand basin, double glazed window to rear.

Lounge 15.98ft x 15.56ft (4.87m x 4.74m)

Double glazed window to front, fire surround with open coal fire.

Dining Room 15.51ft x 12.23ft (4.72m x 3.72m)

Double glazed window to front, double radiator.

Third Reception Room 13.64ft x 11.12ft (4.15m x 3.35m)

Double glazed window to rear, single radiator.

Kitchen 23.51ft x 8.96ft (7.16m x 2.73m)

Two double glazed windows to the 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, electric/induction hob with extractor fan above, space for fridge, plumbed for washing machine, laminate flooring, double glazed window to the rear.

First Floor Landing

Double glazed door to rear, loft access.

Bedroom One

Double glazed window to front, single radiator, two built in cupboards.

Bedroom Two 13.44ft x 12.64ft into wardrobes (4.09m x 3.85m)

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

Bedroom Three 9.46ft x 6.58ft (2.88m x 2.00m)

Double glazed window to front, single radiator.

Bathroom 10.69ft x 8.63ft (3.25m x 2.63m)

Two double glazed windows to rear, panelled bath, wash hand basin and low level wc set in vanity unit, walk in shower cubicle, spotlights, heated towel rail, part tiling to walls, laminate flooring, extractor fan.

External

Private yard to rear.

T: 01670 531114

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PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Mains Gas
Broadband: Fibre
Mobile Signal Coverage Blackspot: No
Parking: on street parking

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: C

EPC RATING: C

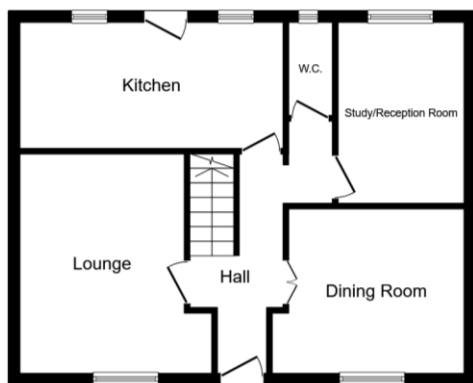
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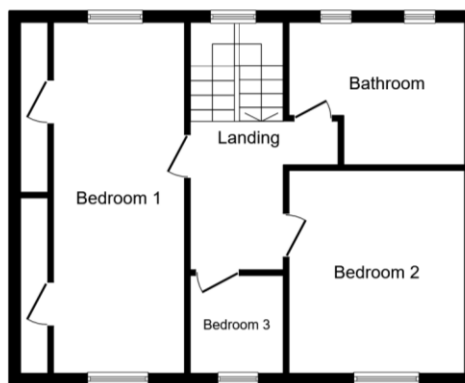
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Ground Floor



First Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	69 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



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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