



Rothesay Terrace | Bedlington | NE22 5PX

Offers in Excess Of £115,000

Located with easy access to center of Bedlington and the new train station in this will make a ideal purchase for first time buyers or investors. The home has been updated by the current vendor and is modern throughout. The ground floor offers dual aspect lounge diner leading to kitchen with access to the rear yard. The first floor has three bedrooms and a family bathroom with a bath and separate shower cubicle. Externally a pleasant garden to the front and the rear offers a private yard with access across the lane to a garage, off street parking and substantial garden. Viewing is a must to see what the home has to offer.

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Three Bedroom Mid Terrace

Lounge/Diner

Popular Residential Area

Modern Kitchen

Garage

Substantial Rear Garden

Freehold

Council Tax Band: A

For any more information regarding the property please contact us today

PROPERTY DESCRIPTION:

ENTRANCE HALLWAY: UPVC Entrance door, laminate flooring, single radiator.

LOUNGE/DINER 7.01 (22.9) x 4.18 (13.71)
Double glazed windows to front and side, 2 single radiators, television point, coving to ceiling.

KITCHEN 3.37 (11.05) x 2.16 (7.08):
Double glazed window to side, double radiator, range of wall, floor and drawer units with co ordinating roll edge work surfaces, co ordinating sink unit and drainer with mixer tap, built in electric fan assisted oven, electric hob, integrated fridge freezer, plumbed for washing machine, laminate flooring, double glazed door to rear.

FIRST FLOOR LANDING AREA:
Loft access

FAMILY BATHROOM 3.35 (10.99) x 2.20 (7.21)
4 piece suite comprising: panelled bath, shower cubicle, low level WC, pedestal wash hand basin, double glazed window to side, single radiator, part tiling to walls, laminate flooring.

BEDROOM ONE 4.12 (13.51) x 3.28 (10.76)
Double glazed window to front, double radiator.

BEDROOM TWO 3.28 (11.97) x 1.87 (6.13)
Double glazed window to rear, built in cupboard.

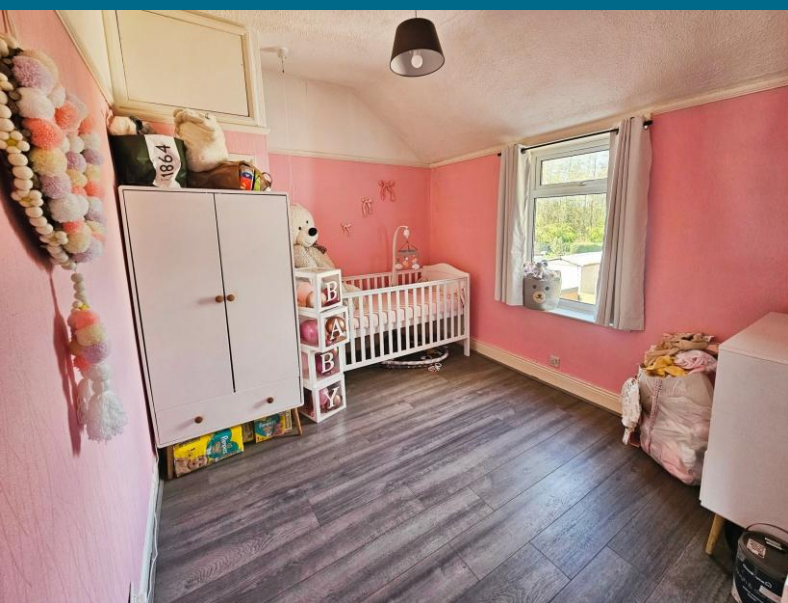
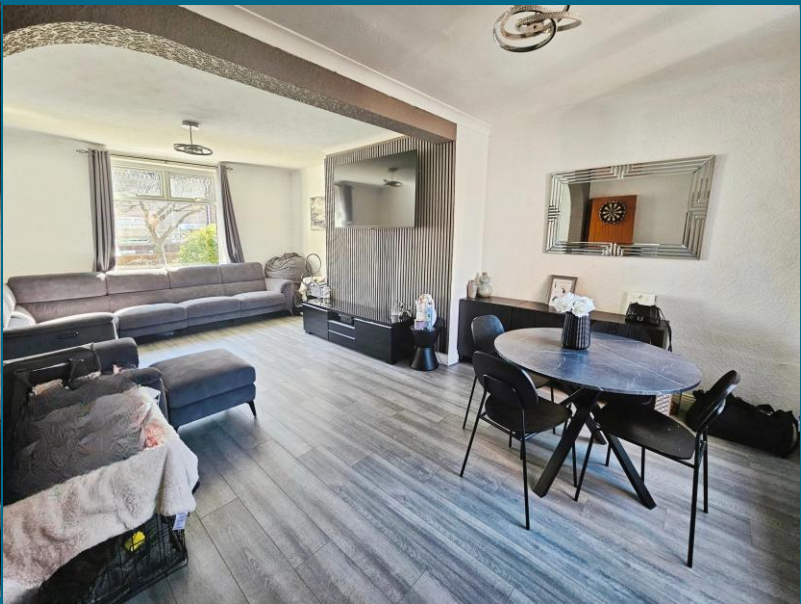
BEDROOM THREE 3.65 (11.97) x 1.87 (6.13)
Double glazed window to front, double radiator.

FRONT GARDEN
Bushes and shrubs, flower borders

REAR GARDEN
Laid mainly to lawn, bushes and shrubs, screen fencing, flower beds

GARAGE
Single, detached.

PRIVATE YARD TO REAR



PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: Fibre to premises

Mobile Signal Coverage Blackspot: No

Parking: 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.

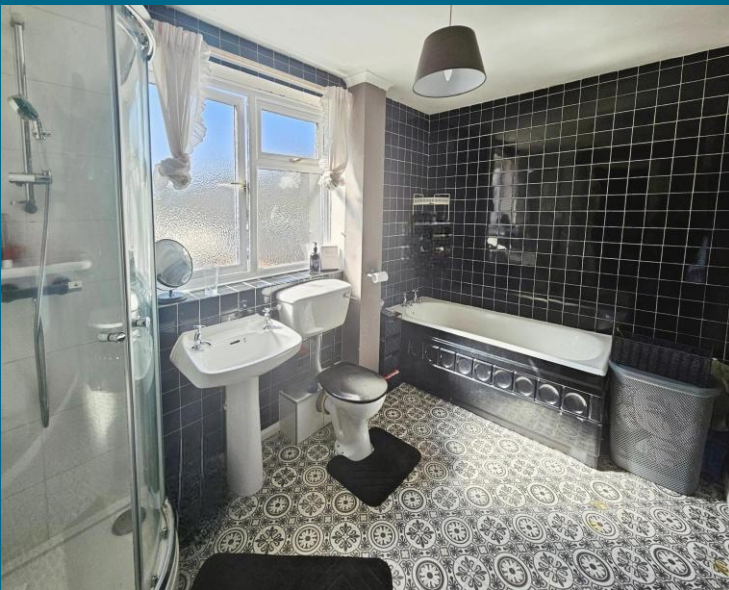
TENURE

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: C

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T: 01670 531114

Bedlington@rmsestateagents.co.uk

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EPC RATING: C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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