



Perrystone Mews | Bedlington | NE22 5BH

£280,000

Located in the heart of Bedlington, this unique and substantial family home is a must-see. Tucked away within a small private cul-de-sac, yet just a short distance from the High Street, the property offers spacious accommodation across three floors and is sure to appeal to a wide range of buyers.

The ground floor briefly comprises a welcoming lounge featuring a log-burning stove, a spacious kitchen/diner ideal for family living and entertaining, a partially converted garage room, separate garage, and a convenient downstairs cloakroom/WC.

To the first floor are three well-proportioned bedrooms, including a generous principal bedroom with ensuite facilities, alongside a stylish family bathroom complete with a freestanding bath.

The top floor provides two additional bedrooms and a separate WC, offering flexible space ideal for larger families, guests, or home working.

Externally, the property benefits from a driveway leading to the garage at the front, while to the rear there is a private enclosed garden.

Early viewing is highly recommended to fully appreciate the size, layout, and location of this impressive home.

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Detached House

No Onward Chain

Five Bedrooms

Sold As Seen

Three Bathrooms

Freehold

Private Rear Garden

EPC:C / Council Tax:E

For any more information regarding the property please contact us today

PRIMARY SERVICES SUPPLY

Electricity: unknown

Water: unknown

Sewerage: unknown

Heating: unknown

Broadband: unknown

Mobile Signal Coverage Blackspot: unknown

Parking: Garage & Driveway

Sold As Seen

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: E

EPC RATING: C

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Entrance

Via composite door.

Entrance Hallway

Stairs to first floor landing, laminate flooring, double radiator.

Downstairs Wc 4.84ft x 3.82ft (1.47m x 1.16m)

Low level wc, wash hand basin (set in vanity unit), single radiator.

Lounge 14.07ft x 24.58ft (4.28m x 7.49m)

Double glazed window to front, double and single radiator, fire surround with log burner, television point, spotlights.

Kitchen 18.57ft x 14.06ft (5.66m x 4.28m)

Double glazed window to rear, double radiator, fitted with a range of wall, floor and drawer units with coordinating roll edge work surfaces, tiled splash backs, range oven, extractor fan above, space for fridge, plumbed for washing machine, laminate flooring, spotlights, double glazed patio doors to rear, door to garage.

Utility Room 10.16ft x 9.85ft (3.09m x 3.00m)

Door to rear garden, door to garage.

First Floor Landing

Double glazed window to rear.

Bedroom One 14.04ft x 25.45ft (4.27m x 7.75m)

Double glazed window to front, double radiator.

En-suite 7.64ft x 7.64ft (2.32m x 2.32m)

Low level wc, wash hand basin (set in vanity unit), panelled bath with mains shower over, extractor fan, tiling to walls, heated towel rail, spotlights, laminate flooring.

Bedroom Two 18.49ft x 9.71ft (5.63m x 2.95m)

Double glazed window to front and rear, two radiators, loft access.

Bedroom Three 18.68ft x 6.82ft (5.69m x 2.07m)

Double glazed window to rear, double radiator.

Bathroom 8.08ft x 6.75ft (2.46m x 2.05m)

Double glazed window to rear, freestanding bath, pedestal wash hand basin, low level wc, spotlights, double glazed window to rear, heated towel rail, tiling to walls, laminate flooring.

Second Floor

Bedroom Four 13.15ft x 8.11ft (4.00m x 2.47m)

Velux window, double radiator.

Wc 8.07ft x 3.30ft (2.45m x 1.00m)

Low level wc, wash hand basin, window to rear, tiled.

Bedroom Five 21.23ft x 8.09ft (6.47m x 2.46m)

Velux window, double radiator.

External

Driveway to front. Low maintenance rear garden, patio area.

Garage

Single garage with electric door, power and lighting.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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