



Hollymount Square | Bedlington | NE22 5AH

# Offers In Excess Of £120,000

Located in the heart of Bedlington with excellent transport links and easy access to the local high street, this property is a must-see. Offered with no upper chain, and although it requires some updating, it has the potential to become a fantastic family home.

The ground floor features a spacious open-plan lounge and dining area leading through to the kitchen, with direct access to the garage. Upstairs, the property offers three well-proportioned bedrooms and a family bathroom. Externally, the front of the property benefits from off-street parking leading to the garage, while the enclosed rear garden backs onto school playing fields, providing an added sense of privacy.

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**Semi Detached House**

**Popular Location**

**Three Bedroom**

**No Onward Chain**

**In Need Of Updating**

**Freehold**

**Garage & Gardens**

**EPC: TBC/ Council Tax:A**

For any more information regarding the property please contact us today

#### 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.

**Agents Note: The sale of this property is subject to receipt of Grant of Probate. Please obtain an update from the branch with regards to the potential timeframes involved.**

#### 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**

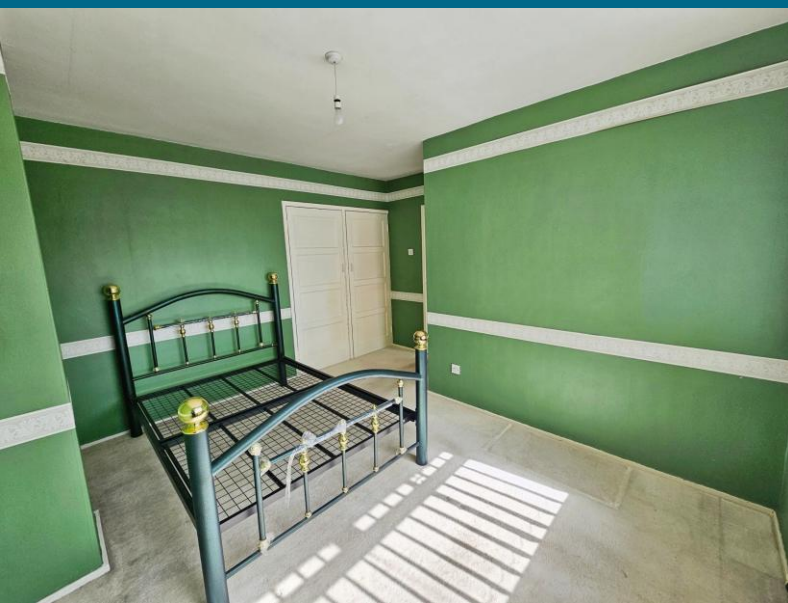
**EPC RATING: TBC**

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#### Entrance

Via wood door.

#### Entrance Hallway

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

#### Lounge/ Diner 12.64ft x 24.11ft (3.35m x 7.34m)

Double glazed window to front and rear, two single radiators, fire surround with gas fire, television point, dado rail.

#### Kitchen 9.60ft x 9.98ft (2.92m x 3.04m)

Double glazed window to rear, double radiator, fitted with a range of wall, floor and drawer units with coordinating roll edge work surfaces, coordinating sink unit and drainer with mixer tap, tiled splash backs, built in electric fan assisted oven, electric hob with extractor fan above, space for fridge, plumbed for washing machine, tiling to floor, wood door to garage, door to pantry.

#### First floor landing

Double glazed window to side, loft access.

#### Bedroom One 12.56ft x 9.45ft (3.82m x 2.88m)

Double glazed window to front, single radiator, built in cupboard.

#### Bedroom Two 11.06ft x 9.33ft (3.37m x 2.84m)

Double glazed window to rear, single radiators, built in cupboard.

#### Bedroom Three 9.28ft x 7.46ft (2.82m x 2.27m)

Double glazed window to front, single radiator, built in cupboard.

#### Bathroom 7.47ft x 6.47ft (2.27m x 1.97m)

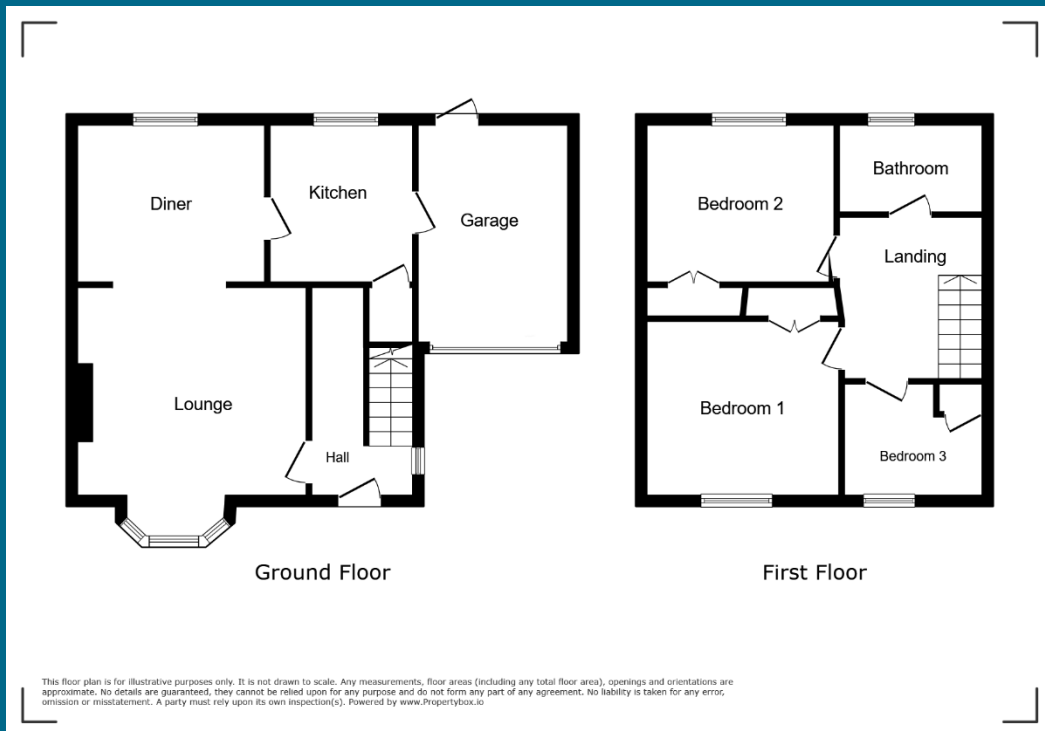
Four piece white suite comprising of; panelled bath, pedestal wash hand basin, shower cubicle, low level wc, double glazed window to rear, double radiator, part tiling to walls, tiled flooring.

#### External

Low maintenance front garden, driveway leading to garage providing off street parking. Rear garden laid mainly to lawn, gravelled area.

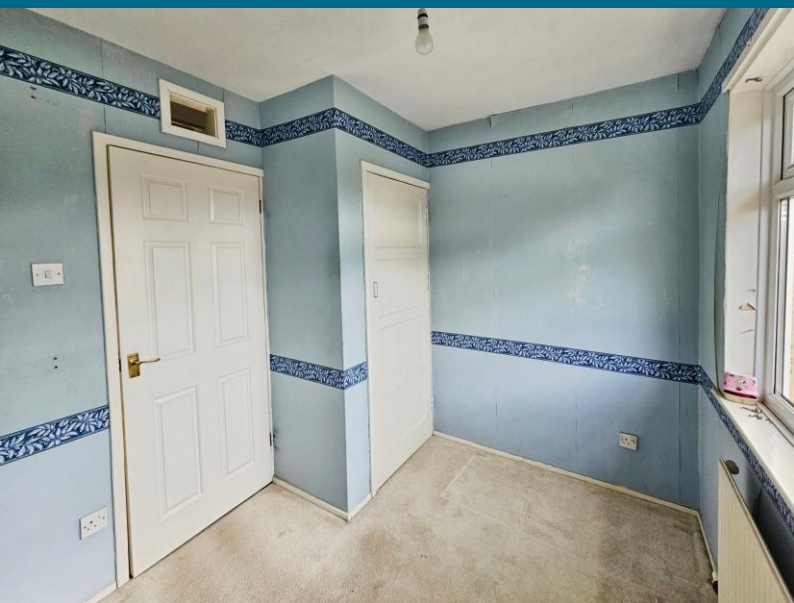
#### Garage

Attached single garage with up and over door, power and lighting.



**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.

**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 relation to this property.



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