



Belsay Grove | Bedlington | NE22 5YU

Offers In Excess Of £270,000

Located on the ever-popular Heritage Gardens Estate, this impressive detached family home enjoys an enviable position within a quiet cul-de-sac and benefits from excellent transport links, including the nearby new train station. Offering spacious and well-presented accommodation throughout, the ground floor comprises a welcoming lounge, separate dining room, fitted kitchen, utility room, and a convenient downstairs cloakroom/WC.

To the first floor are four well-proportioned bedrooms, including a generous principal bedroom with en-suite shower room, together with a modern family bathroom.

Externally, the property boasts off-street parking to the front, leading to an integral garage, while to the rear is a substantial enclosed garden, ideal for families, entertaining, or simply relaxing outdoors.

Early viewing is highly recommended to fully appreciate everything this wonderful family home has to offer.

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2

Detached House

Garage & Gardens

Four Bedrooms

Popular Estate

En-Suite To Master

Freehold

Downstairs Wc

EPC:D / Council Tax:D

For any more information regarding the property please contact us today

PRIMARY SERVICES SUPPLY

- Electricity: Mains
- Water: Mains
- Sewerage: Mains
- Heating: Mains 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: D

EPC RATING: D

BD008962SB/SJ03.07.2026.v.1

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

T: 01670 531114

Bedlington@rmsestateagents.co.uk

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Entrance

Via composite door.

Entrance Hallway

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

Downstairs Wc 5.15ft x 3.06ft (1.56m x 0.93m)

Low level wc, wash hand basin (set in vanity unit), tiled flooring, extractor fan, part tiling to walls, double radiator.

Lounge 17.20ft x 10.39ft (5.24m x 3.16m)

Double glazed window to front double radiator, fire surround with gas fire, television point, telephone point, coving to ceiling, double doors to:

Dining Room 10.40ft x 9.75ft (3.16m x 2.97m)

Double glazed French doors, double radiator, coving to ceiling.

Kitchen 14.43ft x 9.98ft (4.39m 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, gas hob with extractor fan above, space for fridge, plumbed for dishwasher, laminate flooring, double glazed door to side.

Utility Room 9.91ft x 7.85ft (3.02m x 2.39m)

Fitted wall and base units and work surface, ceramic sink with mixer taps, plumbed for washing machine, single radiator tiled flooring, extractor fan.

First Floor Landing

Loft access, built in storage cupboard.

Loft

Partially boarded.

Bedroom One 11.48ft x 11.21ft (3.49m x 3.41m)

Double glazed window to front, double radiator, fitted wardrobes, television point.

En-Suite 6.29ft x 5.19ft (1.90m x 1.58m)

Double glazed window to front, low level wc, pedestal wash hand basin, extractor fan, shower cubicle, mains shower, part tiling to walls, heated towel rail, laminate flooring.

Bedroom Two 10.81ft x 11.27ft (3.29m x 3.43m)

Double glazed window to rear, double radiator, television point.

Bedroom Three 11.17ft x 8.44ft (3.40m x 2.57m)

Double glazed window to front, double radiator, television point.

Bedroom Four 8.39ft x 7.33ft (2.55m x 2.23m)

Double glazed window to rear, double radiator, built in cupboard.

Bathroom 6.85ft x 6.81ft (2.08m x 2.07m)

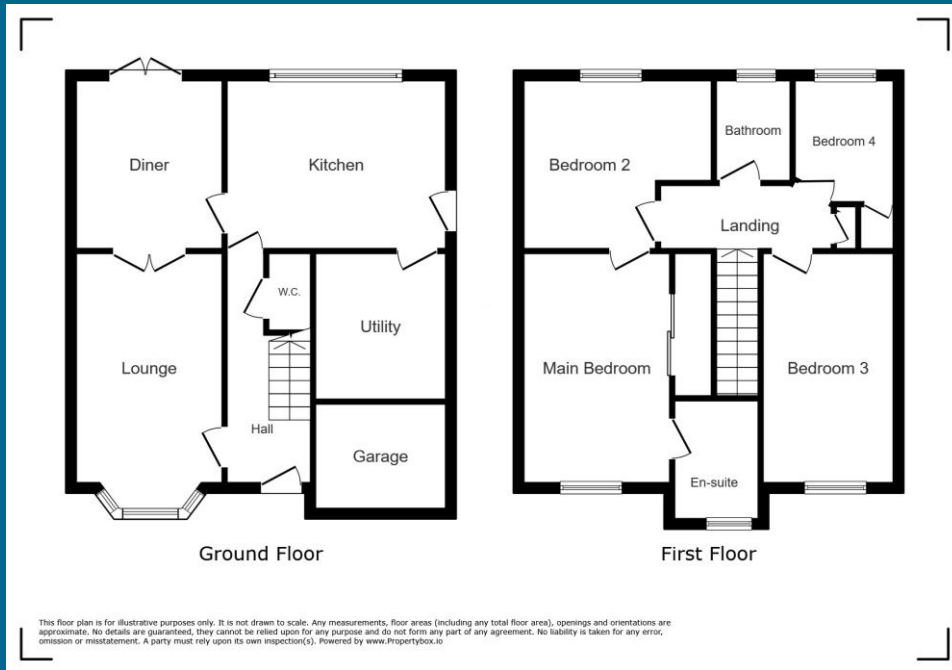
Three piece white suite comprising of; panelled bath with mains shower over, wash hand basin, low level wc, double glazed window to rear, heated towel rail, part tiling to walls, laminate flooring, extractor fan.

External

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

Garage

Attached single garage, up and over door. (converted into utility room).



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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