



Poplar Grove | Bedlington | NE22 5NF

Offers In Excess Of £140,000

Located in a popular residential area of Bedlington, this delightful three-bedroom semi-detached home is sure to appeal to a wide range of buyers. The property has been tastefully decorated and well maintained throughout, offering comfortable and stylish accommodation.

The ground floor comprises a spacious lounge/diner and a breakfasting kitchen, with access to the garage and a convenient downstairs cloakroom/WC. To the first floor, there are three well-proportioned bedrooms and a family bathroom. Externally, the property benefits from off-street parking, a front garden leading to the garage, and a substantial rear garden, which is mainly laid to lawn with a patio area, making it ideal for outdoor entertaining and family enjoyment. Early viewing is highly recommended to fully appreciate all that this lovely home has to offer.

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Semi Detached House

Substantial Rear Garden

Three Bedrooms

Garage & Gardens

Downstairs Wc

Freehold/ leasehold

Popular Location

EPC: D/ 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: Fibre To Premises
Mobile Signal Coverage Blackspot: No
Parking: Driveway & garage

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

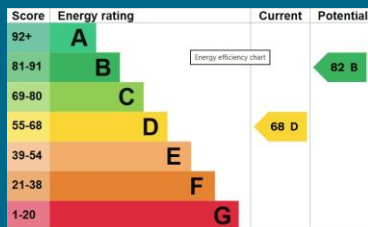
Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

COUNCIL TAX BAND: A

EPC RATING: D

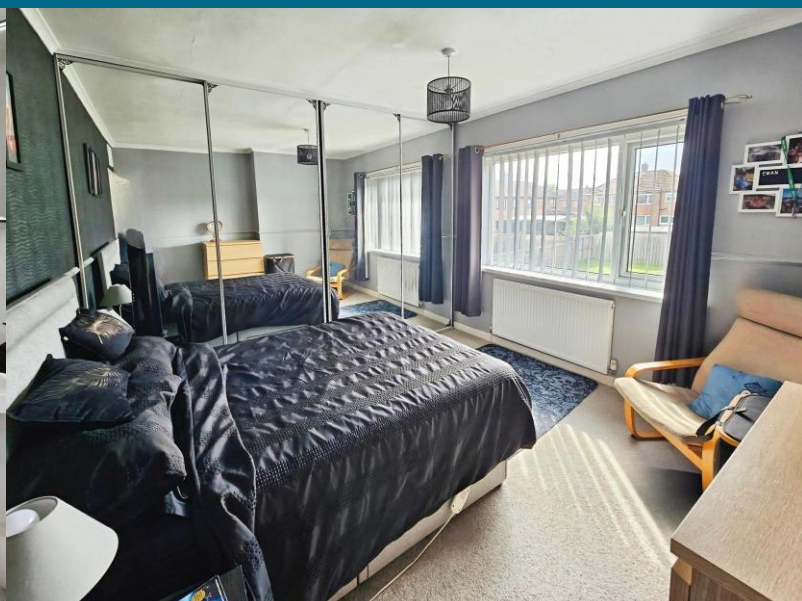
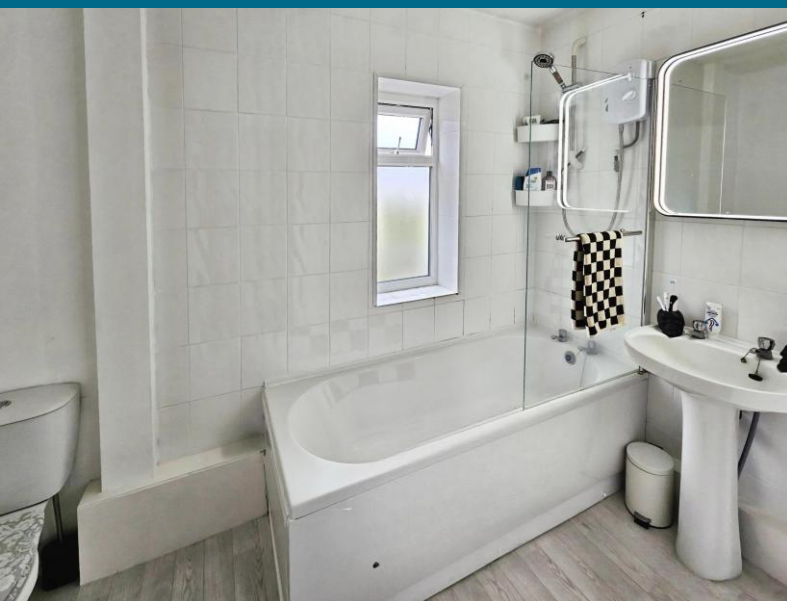
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Entrance

Via UPVC entrance door.

Entrance

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

Downstairs wc 6.46ft x 2.61ft (1.96m x 0.79m)

Low level wc, floating wash hand basin, laminate flooring, double glazed window.

Lounge 19.18ft x 12.99ft (5.84m x 3.95m)

Double glazed window to front, double glazed patio doors to rear, double radiator, fire surround with electric fire, television point, coving to ceiling,

Kitchen 10.88ft x 11.57ft (3.31m x 3.52m)

Double window to rear, double radiator, fitted with range of wall, floor and drawer units with coordinating roll edge work surfaces, stainless steel sink 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, laminate flooring, coving to ceiling, door to garage.

First Floor Landing

Double glazed window to front, loft access.

Bedroom One 11.42ft x 12.17ft (3.48m x 3.70m) into wardrobes

Double glazed window to rear, double radiator, fitted wardrobes, coving to ceiling.

Bedroom Two 11.42ft x 10.23ft (3.48m x 3.11m)

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

Bedroom Three 10.19ft x 6.82ft (3.10m x 2.07m)

Double glazed window to front, double radiator.

Bathroom 9.14ft x 5.14ft (2.78m x 1.56m)

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

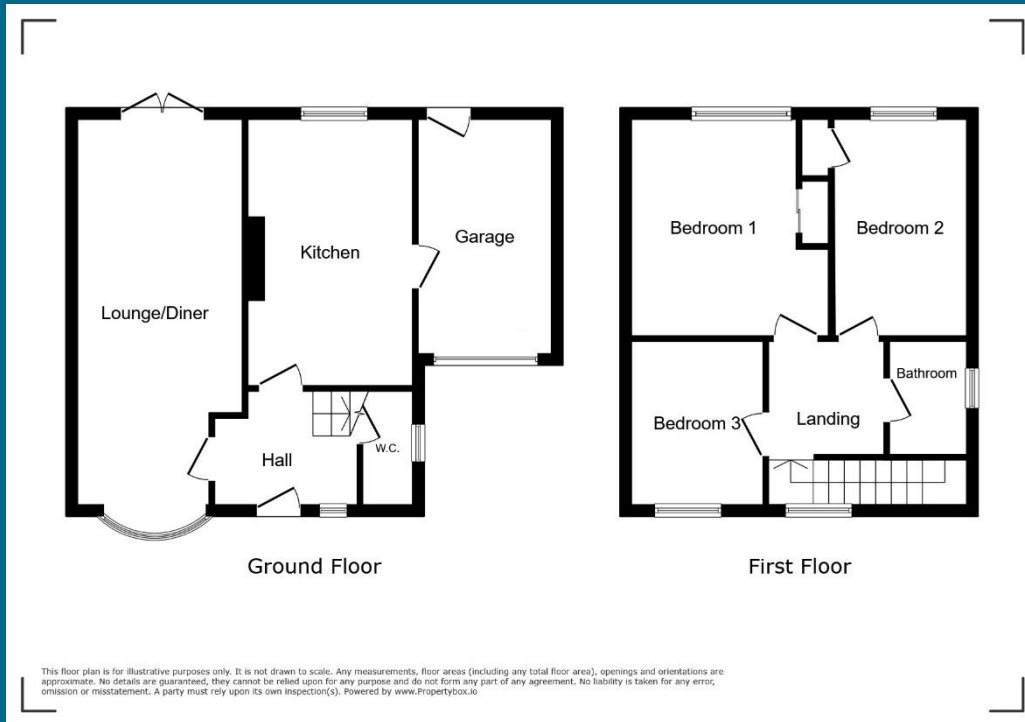
External

Front garden laid mainly to lawn, bushes and shrubs, driveway leading to garage.

Rear garden laid mainly to lawn, garden shed.

Garage

Attached single garage, 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.

