



Acorn Avenue | Bedlington | NE22 5SP

Offers In Excess Of £190,000

Could this be your new family home? With a lot of potential this three-bedroom semi-detached house located in a popular residential area of Bedlington, offering front and rear gardens, driveway and garage, and available with no onward chain.

The ground floor provides two reception rooms. The main living room features a fireplace focal point, large front window and wood-effect flooring, creating a bright, practical family space. A second reception room to the rear works well as a dining room or additional sitting room, with views over the garden. The fitted kitchen offers extensive timber-fronted cabinetry and worktop space, with a separate utility room providing additional storage and access to the garden.

Upstairs, the property offers three bedrooms, all with good natural light and neutral décor. Built-in wardrobes to two of the bedrooms maximizing storage. The bathroom includes a white suite with a double walk in shower, wash basin and WC.

Externally, the property enjoys a lawned front garden with gated drive leading to an attached garage. The enclosed rear garden is mainly laid to lawn with a paved path and planting borders, offering a pleasant outdoor area for seating or play.

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Semi Detached House

No Onward Chain

Three Bedrooms

Front & Rear Gardens

Utility Room

Freehold

Sought After Location

EPC:TBC / Council Tax:B

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.

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: B

EPC RATING: TBC

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.

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Entrance

Via UPVC entrance door.

Entrance Hallway

Stairs to first floor landing, single radiator.

Lounge 14'10ft x 11'5ft (4.51m x 3.49m)

Double glazed window to front, single radiator, fire surround with gas fire, television point, coving to ceiling.

Dining Room 11'0ft x 8'10ft (3.35m x 2.68m)

Double glazed window to rear, double glazed patio doors to rear, single radiator, coving to ceiling.

Kitchen 10'10ft x 8'11ft (3.30m x 2.72m)

Double glazed window to rear, double radiator, fitted with a range of wall, floor and drawer units with coordinating roll edge work surfaces, stainless steel sink and drainer with mixer tap, tiled splash backs, space for cooker, space for fridge, laminate flooring, door to

Utility Room 8'6ft x 7'2ft (2.60m x 2.19m)

Double glazed window to rear, fitted wall and base units with work surface, space for fridge, plumbed for washing machine, door to rear garden.

First Floor Landing

Double glazed window to side, built in storage cupboard.

Bedroom One 11'10ft x 9'4ft (3.60m x 2.85m) not inc wardrobes

Double glazed window to rear, fitted wardrobes, radiator.

Bedroom Two 11'4ft x 9'4ft (3.45m x 2.84m) not inc wardrobes

Double glazed window to rear, single radiator, built in wardrobes, coving to ceiling.

Bedroom Three 8'4ft x 7'8ft (2.53m x 2.34m)

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

Shower Room 8'2ft x 4'11ft (2.50m x 1.49m)

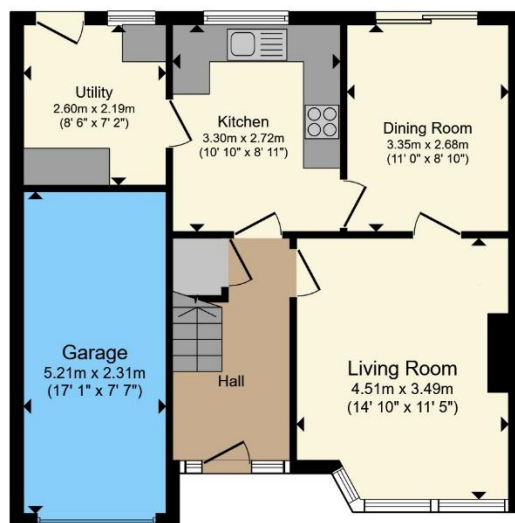
Three piece white suite comprising of; wash hand basin, walk double shower, low level wc, spotlights, double glazed window to rear, single radiator, part tiling to walls, cladding to walls and ceiling, loft access.

External

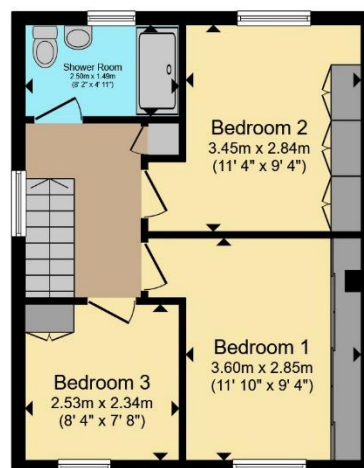
Front garden laid mainly to lawn, driveway leading to garage. Rear garden laid mainly to lawn, patio area, flower beds.

Garage

Single attached garage with up and over door, power and lighting.



Ground Floor



First Floor

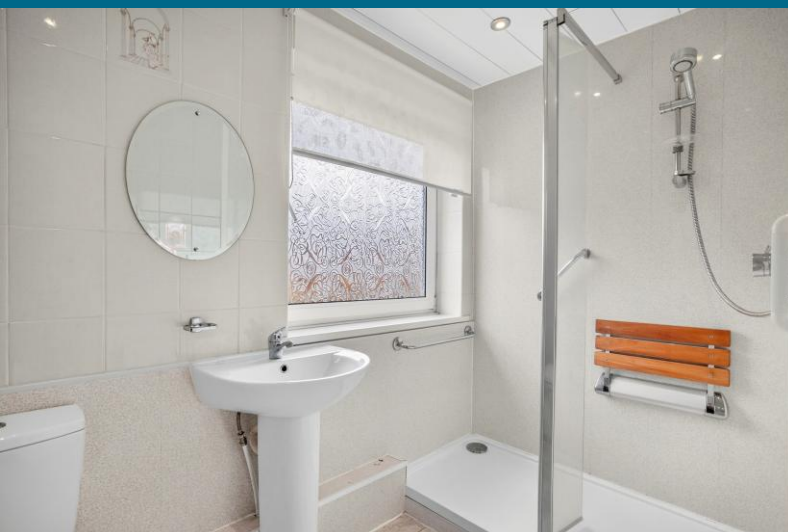
Total floor area 0.0 m² (0 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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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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