



Cedar Close | Bedlington | NE22 7LW

Offers In Excess Of £245,000

Located on the highly desirable Beaufront Park Estate, this detached bungalow is a property that simply must be viewed. Offered to the market with no upper chain, this spacious three-bedroom home is sure to appeal to a wide range of buyers.

Although requiring some modernisation, the property offers excellent potential and boasts well-proportioned accommodation throughout. Features include off-street parking, a garage, a private rear garden backing onto woodland, a spacious lounge/diner, kitchen, conservatory, three bedrooms, and a family bathroom.

Properties in this sought-after location are always popular, and we anticipate strong interest. **Early viewing is highly recommended to avoid disappointment.**

RMS | Rook
Matthews
Sayer



3



1



2

Detached Bungalow

Garage & Garden

Three Bedroom

Sought After Location

Conservatory

Freehold/ leasehold

Open Plan Lounge/ Diner

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

Broadband: Cable

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.

ACCESSIBILITY

Suitable for wheelchair users, level access, lift access, ramped access, wet room,

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

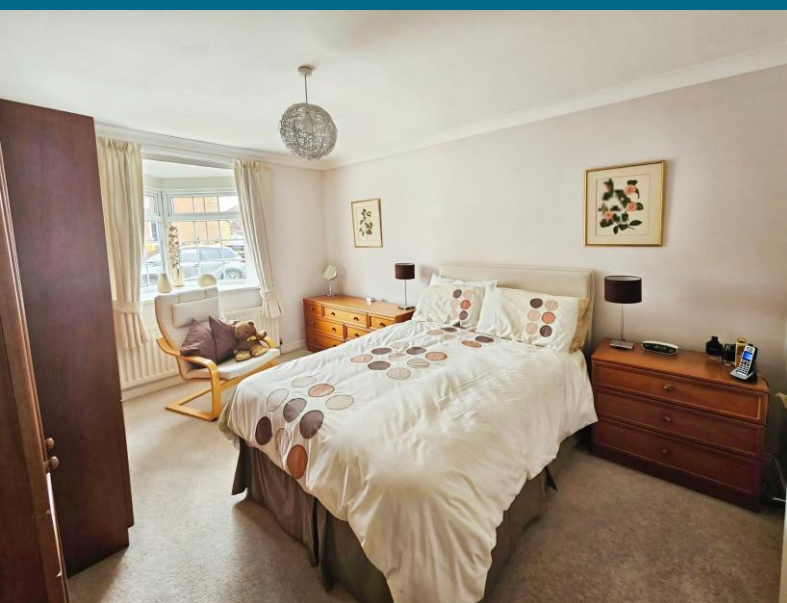
BD009027SB/SJ27.08.2026.v.2

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.

T: 01670 531114

Bedlington@rmsestateagents.co.uk

RMS | Rook
Matthews
Sayer



Entrance

Via UPVC entrance door.

Entrance Hallway

Storage cupboard, loft access.

Lounge 16.09ft x 11.67ft (4.90m x 3.55m)

Double glazed window to front, double radiator, television point, telephone point, coving to ceiling, open to:

Dining Room 11.35ft x 9.07ft (3.45m x 2.76m)

Double glazed patio doors to rear, double radiator.

Kitchen 10.50ft x 8.52ft (3.20m x 2.59m)

Double glazed window to rear, double radiator, fitted with range of wall, floor and drawer units with coordinating roll edge work surfaces, stainless steel sink unit and mixer tap, tiled splash backs, space for cooker, space for fridge, plumbed for washing machine, vinyl flooring, door to garage.

Conservatory 16.27ft x 12.01ft (4.95m x 3.66m)

Dwarf wall, double glazed windows.

Bedroom One 13.22ft x 11.38ft (4.02m x 3.46m)

Double glazed window to front, single radiator, coving to ceiling.

En-Suite 9.14ft x 2.70ft (2.78m x 0.82m)

Double glazed window to side, low level wc, pedestal wash hand basin, single radiator, shower cubicle, electric shower, tiling to walls.

Bedroom Two 10.46ft x 9.07ft (3.18m x 2.76m)

Double glazed window to rear, single radiator, fitted wardrobes, television point.

Bedroom Three 10.58ft x 6.57ft (3.22m x 2.00m)

Double glazed window to rear, single radiator.

Bathroom 7.57ft x 7.14ft (2.30m x 2.17m)

Double glazed window to side, shower (mains shower), pedestal wash hand basin, low level wc, heated towel rail, tiling to walls and flooring, extractor fan.

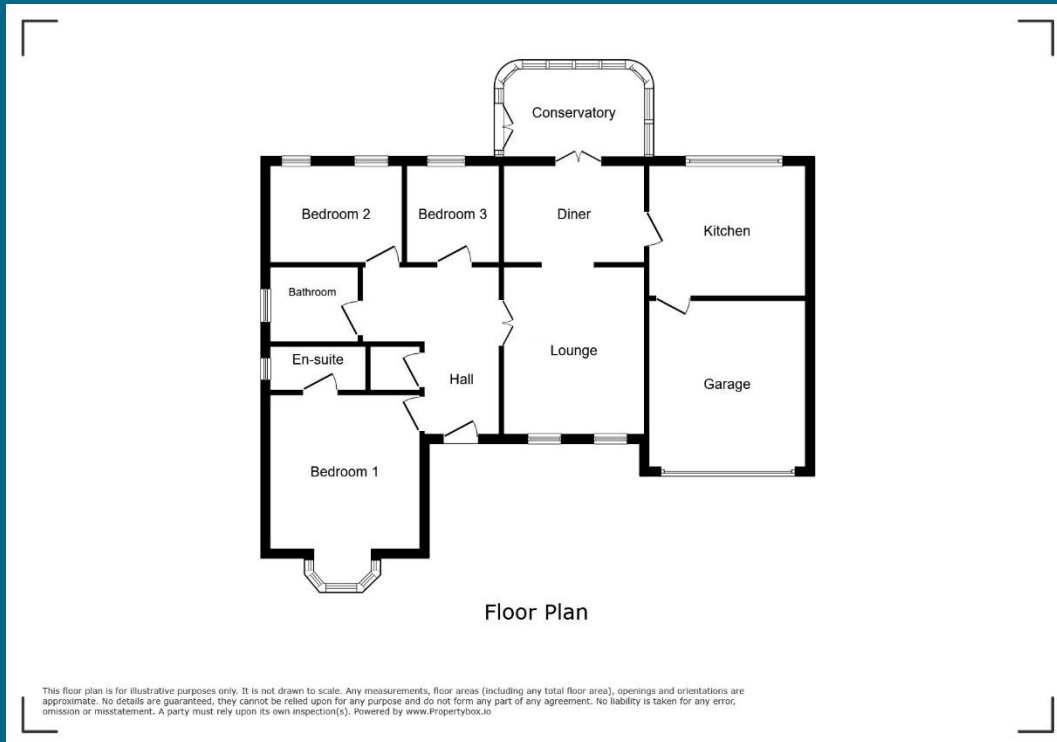
External

Front garden laid mainly to lawn, bushes and shrubs, block paved driveway leading to garage. Rear garden laid mainly to lawn, patio area, flower beds, bushes and shrubs, water tap, garden shed.

Garage

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	67 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.

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.

