



North Ridge | Bedlington | NE22 6DB

£129,950

Located in the heart of Bedlington, this delightful three-bedroom semi-detached home is an excellent purchase for anyone seeking a family property.

The accommodation briefly comprises a welcoming lounge, a spacious kitchen/diner, and a family bathroom to the ground floor. To the first floor, there are three well-proportioned bedrooms, with the principal bedroom benefiting from the added convenience of a WC.

Externally, the property offers a driveway to the front providing off-street parking, while to the rear there is an enclosed, well-maintained garden, ideal for families and outdoor entertaining.

Early viewing is essential to fully appreciate the accommodation and lifestyle on offer.

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Semi Detached House

Kitchen/Diner

Three Bedrooms

Garden

Bathroom To Ground Floor

Freehold

Off Street Parking

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: 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.

Accessibility

-Level access

Alterations

-repointing to property, new damp proofing, new windows to rear and side.

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: TBC

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T: 01670 531114

Bedlington@rmsestateagents.co.uk

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Entrance

Via UPVC entrance door.

Entrance Hallway

Stairs to first floor landing, feature radiator.

Lounge 11.67ft x 13.31ft (3.55m x 4.05m)

Double glazed window to front, double radiator, electric fire, built in storage cupboard, television point, coving to ceiling.

Kitchen 9.38ft x 9.62ft (2.85m x 2.93m)

Double glazed window to rear, single 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, upstands, built in electric fan assisted oven, electric hob with extractor fan above, integrated fridge freezer, dishwasher and microwave, laminate flooring, spotlights.

Bathroom 4.77ft x 7.79ft (1.45m x 2.37m)

Double glazed window to side, heated towel rail, panelled bath with shower over, wash hand basin and low level wc (set in vanity unit), spotlights, cladding to walls and ceiling, extractor fan.

First Floor Landing

Double glazed window to side, loft access.

Loft

Partially boarded, pull-down ladders.

Bedroom One 12.40ft x 9.85ft (3.77m x 3.00m)

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

En-Suite 3.59ft x 3.06ft (1.09m x 0.93m)

Low level wc, wash hand basin (set in vanity unit), heated towel rail, laminate flooring.

Bedroom Two 10.38ft x 9.30ft (3.16m x 2.83m)

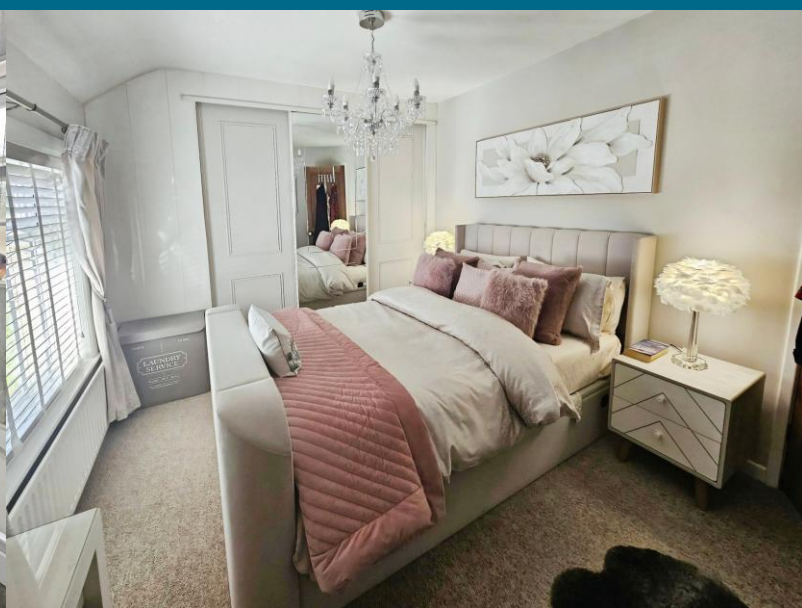
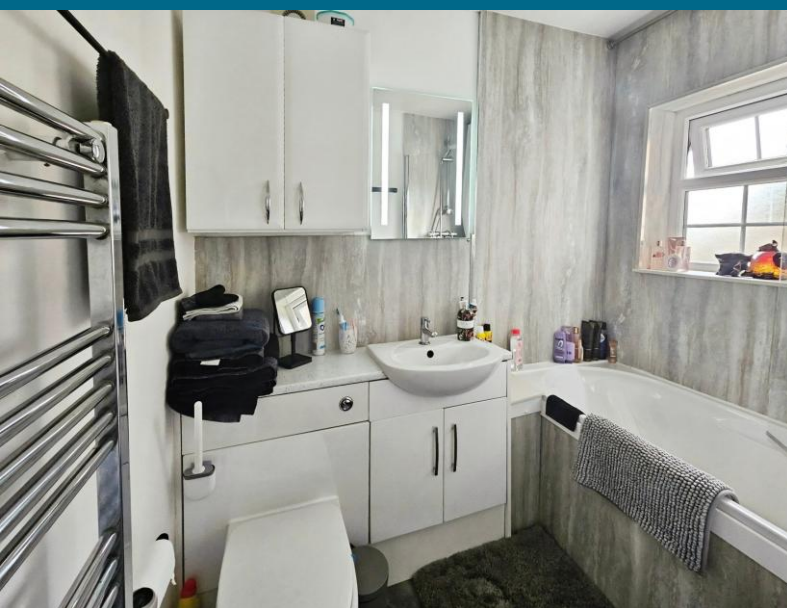
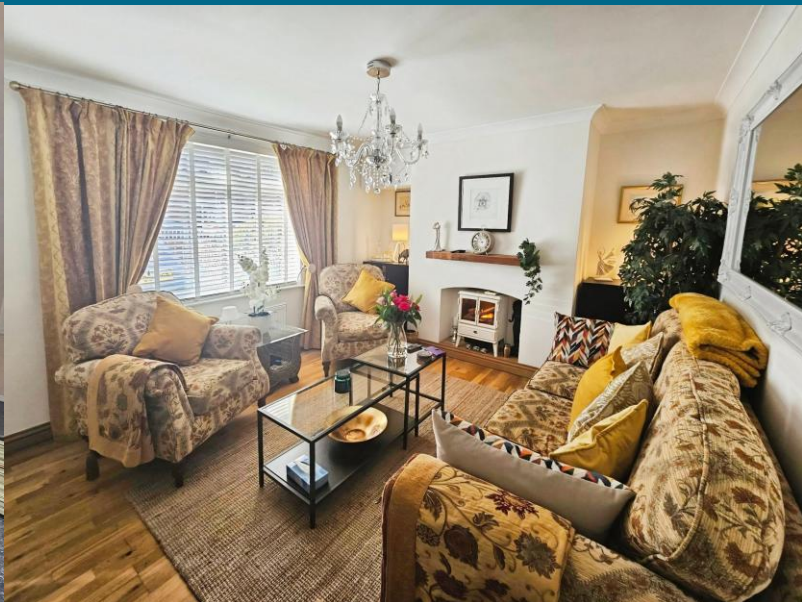
Double glazed window to rear, single radiator.

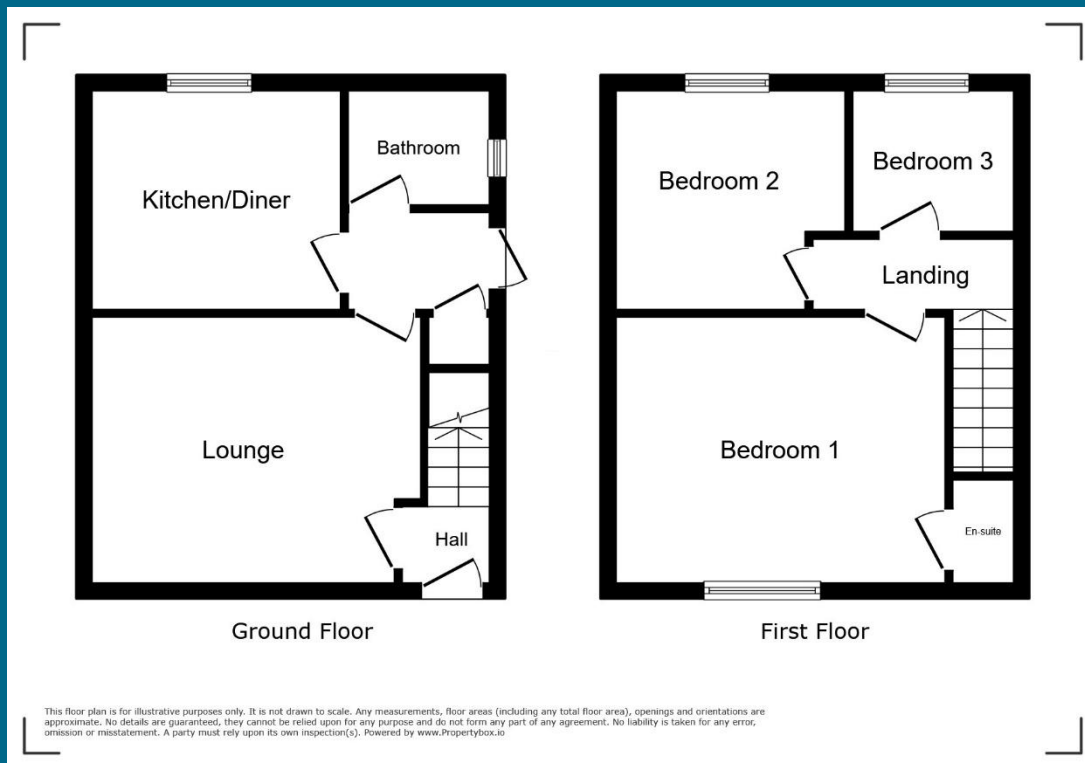
Bedroom Three 8.94ft x 7.46ft (2.72m x 2.25m)

Double glazed window to rear, single radiator.

External

Low maintenance garden to front, bushes and shrubs, driveway. Rear garden laid mainly to lawn, patio area, bushes and shrubs, screen fencing, garden shed, gravelled area.





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.

