



Westlea | Bedlington | NE22 6DX

Offers In Excess Of £150,000

Located in the sought-after area of Bedlington, this delightful three-bedroom semi-detached home is sure to appeal to first-time buyers and families alike.

Beautifully extended to the rear, the property benefits from a full-length sun room, creating additional versatile living space. The ground floor briefly comprises a spacious lounge/diner, an updated fitted kitchen, and the impressive sun room overlooking the rear garden.

To the first floor, there are three well-proportioned bedrooms and a modern family bathroom. In addition, the loft has been converted and is currently utilised by the vendor as a fourth bedroom, offering excellent extra space for a growing family.

Externally to the front an electric vehicle charging point. Also a side garden currently used as an outdoor gym area, while to the rear is a substantial private garden which is not overlooked, providing an ideal space for relaxation and entertaining.

RMS | Rook
Matthews
Sayer



3



3



1

Semi Detached House

Lounge/Diner

Three Bedrooms

Front, Rear and Side Gardens

Sun Room

Freehold

Popular Location

EPC:C / 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: EV charging point

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: A

EPC RATING: C

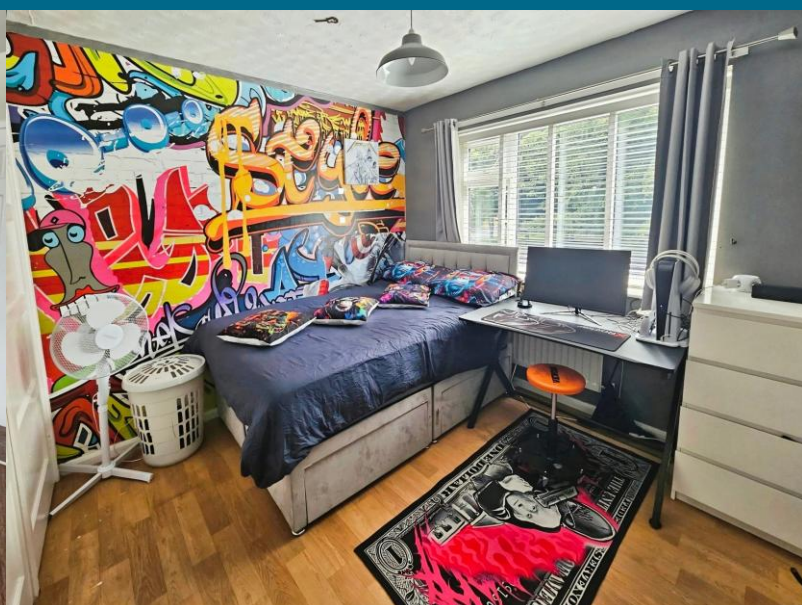
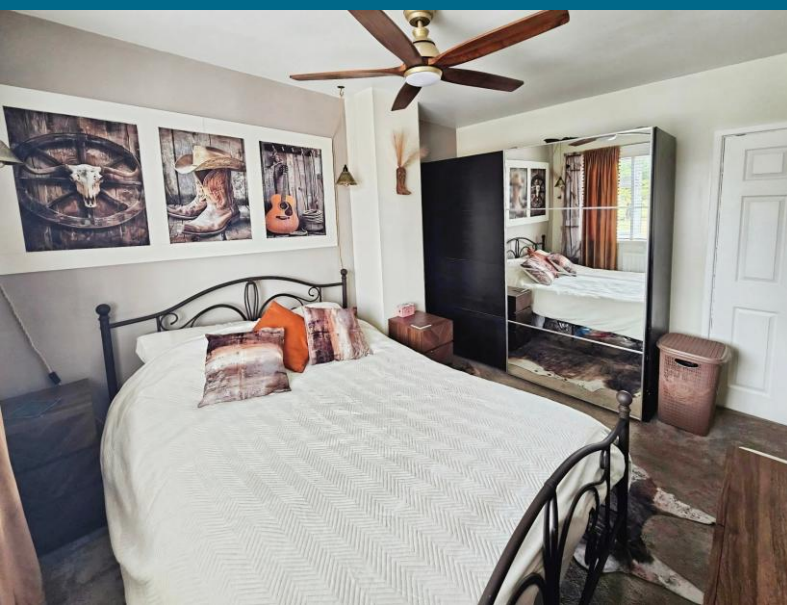
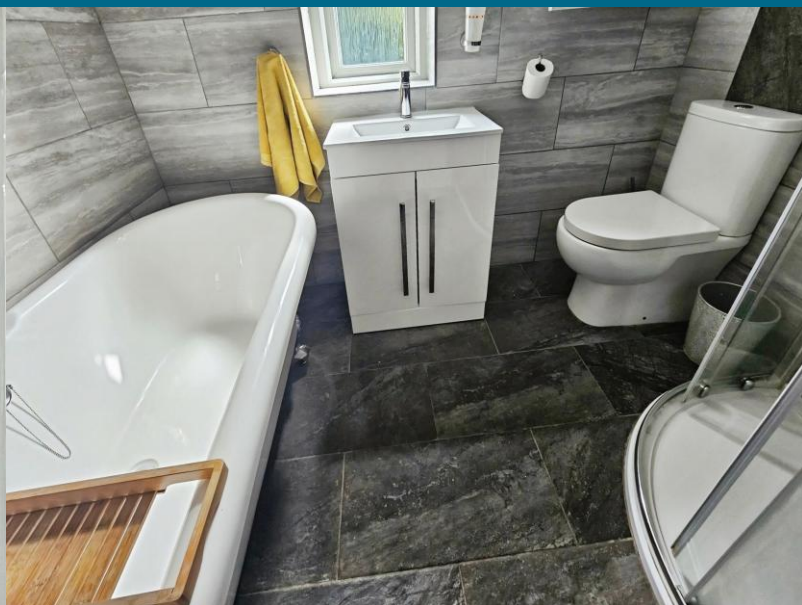
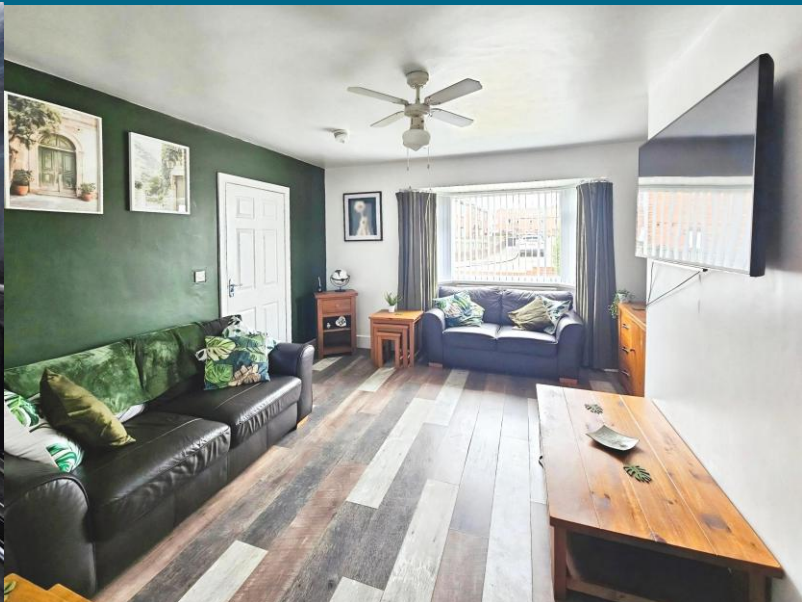
Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

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Entrance

Via composite door.

Entrance Hallway

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

Lounge 12.71ft x 13.32ft (3.87m x 4.05m)

Double glazed window to front, double radiator, television point, open to dining area. Television point.

Dining Room 10.00ft x 8.79ft (3.04m x 2.67m)

Double glazed patio doors to rear, double radiator, door to kitchen

Kitchen 9.92ft x 9.57ft (3.02m x 2.91m)

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, electric hob with extractor fan above, space for fridge freezer, plumbed for washing machine, tiling to floor, wood door to:

Sun Room 21.15ft x 11.54ft (6.44m x 3.51m)

Dwarf wall, double glazed windows, wall radiator, spotlights.

First Floor Landing

Double glazed window to side, loft access.

Loft Space

Velux window, radiator.

Bedroom One 12.67ft x 11.86ft (3.86m x 3.61m)

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

Bedroom Two 11.07ft x 9.66ft (3.37m x 2.94m)

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

Bedroom Three 9.35ft x 7.17ft (2.84m x 2.18m)

Double glazed window to front, built in cupboard.

Bathroom 7.59ft x 6.63ft (2.31m x 2.02m)

Four piece white suite comprising of; free standing roll top bath, wash hand basin (set in vanity unit), shower cubicle, low level wc, double glazed window to rear, tiling to walls and flooring, cladding to ceiling, extractor fan.

External

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

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

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