Blenheim Drive | Bedlington | NE22 7LL

Offers In Excess Of £160,000

Located on the popular Bower Grange Estate in Bedlington, close to the new train station and a range of local amenities, this delightful semi-detached home is sure to appeal to a wide variety of buyers. Offered for sale with no upper chain, this property presents an excellent opportunity and is a must-view.

Although requiring some modernisation, the home offers fantastic potential and has all the space a growing family could need. The ground floor briefly comprises a welcoming lounge and a spacious kitchen/diner, ideal for everyday family living and entertaining.

To the first floor are three double bedrooms, a family bathroom, and a separate WC.

Externally, the property benefits from a garden area to the front, together with off-street parking leading to a garage. To the rear, there is a well-maintained private garden, providing a pleasant outdoor space to relax and enjoy.

Early viewing is highly recommended to fully appreciate the potential, space, and convenient location that this family home has to offer.

RMS | Rook Matthews Sayer

3 2 1

Semi Detached House

Three Bedrooms

No Onward Chain

Popular Location

Kitchen/Diner

Garage & Gardens

Leasehold – Freehold on Completion

EPC: C/ 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: Fibre to cabinet
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
Leasehold. It is understood that this property is leasehold. Should you decide to proceed with the purchase of this property, the Tenure and associated details and costs must be verified by your Legal Advisor before you expend costs.
Length of Lease: 99 years from 01/10/1973
Ground Rent: £30.00
Service Charge: N/A
Any Other Charges/Obligations: N/a

NOTE – VENDORS ARE PURCHASING THE FREEHOLD
PROPERTY WILL BE FREEHOLD ON COMPLETION

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: B

EPC RATING: C

BD009058SB/SJ02.09.2026.V.1

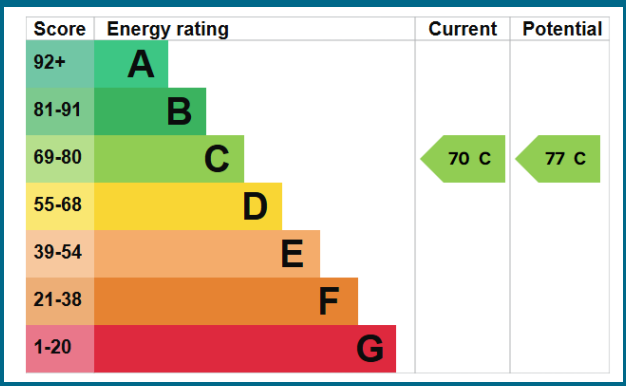
T: 01670 531114
Bedlington@rmsestateagents.co.uk

RMS | Rook Matthews Sayer

T: 01670 531114
Bedlington@rmsestateagents.co.uk

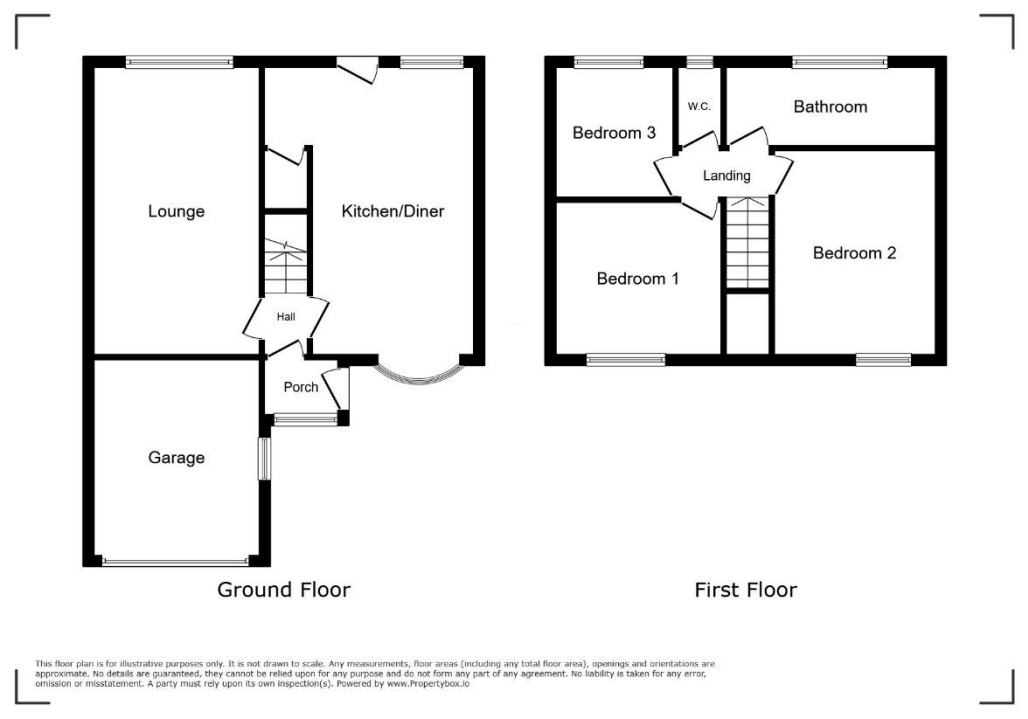
RMS | Rook Matthews Sayer

Entrance Porch
Via UPVC entrance door, double glazed window to front, wooden door into:
Entrance Hallway
Stairs to first floor landing, double radiator.
Lounge 15.25ft x 10.79ft (4.64m x 3.28m)
Double glazed window to rear, two double radiators, fire surround with electric fire, coving to ceiling.
Kitchen 20.50ft x 12.05ft (6.11m x 3.67m)
Double glazed window to front and rear, two double radiators, fitted with a range of wall, floor and drawer units with coordinating roll edge work surfaces, stainless steel sink unit and drainer with mixer tap, tiled splash backs, built in electric fan assisted oven, gas hob with extractor fan above, space for fridge, plumbed for washing machine, laminate flooring built in cupboard, double glazed door to rear.
Bedroom One 11.15ft x 11.79ft (3.39m x 3.59m)
Double glazed window to front, double radiator, built in cupboard.
Bedroom Two 11.82ft x 8.12ft (3.60m x 2.47m)
Double glazed window to front, double radiator, built in cupboard.
Bedroom Three 11.44ft x 8.07ft (3.48m x 2.45m)
Double glazed window to rear, double radiator.
Bathroom 7.94ft x 5.55ft (2.42m x 1.69m)
Three-piece white suite comprising; panelled bath, pedestal wash hand basin, shower cubicle, double glazed window to rear, tiling to walls and flooring, built in cupboard.
Separate Wc
Low level wc, double glazed window to rear
External
Front Garden laid mainly to lawn, bushes and shrubs, flower borders, driveway leading to garage.
Rear garden, laid mainly to lawn, patio area, flower beds, bushes and shrubs, water tap.
Garage
Attached garage with up and over door, power and lighting.



T: 01670 531114
Bedlington@rmsestateagents.co.uk

RMS | Rook Matthews Sayer



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.

The Property Ombudsman

T: 01670 531114
Bedlington@rmsestateagents.co.uk

RMS | Rook Matthews Sayer