

Humford Way | Bedlington | NE22 5ET

Offers In Excess Of £320,000

A must view bungalow located in one of the most desirable estates in Bedlington Bayard Woods this property will appeal to all that are looking for that one level living. The property is a three bedroom detached with double garage and gardens to three sides. It offers lounge, kitchen, conservatory, three bedrooms (vendor using one as dining room) and updated bathroom. Externally a double detached garage with plumbing lighting and storage and gardens to three sides of the property. This is a must view property as we anticipate this to be very popular.

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3 1 1

Detached Bungalow

Three Bedroom

Conservatory

Gardens To Three Sides

Double Detached Garage

No Onward Chain

Freehold

EPC:C / 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 Gas
Broadband: Broadband not connected
Mobile Signal Coverage Blackspot: No
Parking: Garage & Driveway

MINING
The North East region is famous for its rich mining heritage. We have been advised that the property is known to be at risk from mining activities in the locality, therefore please speak with your conveyancer for further information.

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: C

BD008717SB/SJ20.02.2026.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

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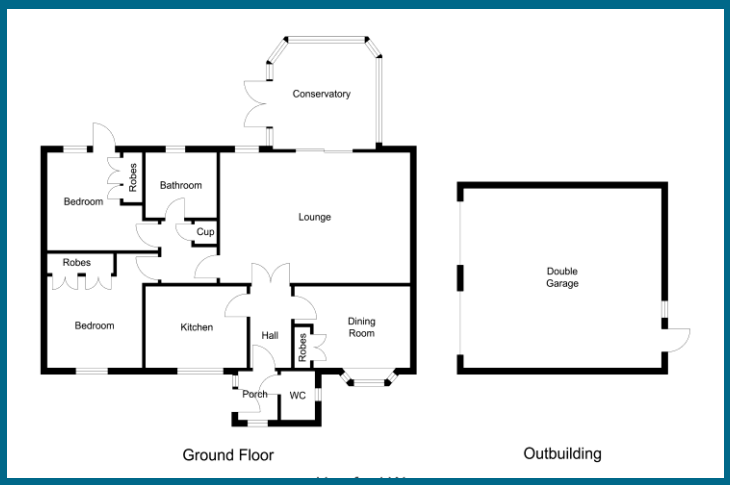


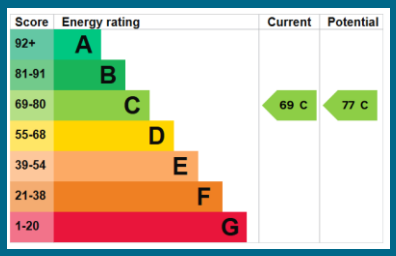
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Entrance Porch
Entrance Via composite door, double glazed windows to front and side.
Hallway
Storage cupboard.
Wc 4.78ft x 3.35ft (1.45m x 1.02m)
Low level wc, pedestal wash hand basin, extractor fan, double glazed window, part tiling to walls, single radiator.
Lounge 19.62ft x 12.43ft (5.98m x 3.78m)
Double glazed window to rear, double glazed patio doors to conservatory, fire surround with electric fire, coving to ceiling.
Dining Room/ Bedroom Three 12.17ft x 8.26ft (3.70m x 2.51m)
Double glazed window to front, double radiator.
Kitchen 8.99ft x 9.97ft (2.74m x 3.03m)
Double glazed window to front, single radiator, fitted with a range of wall, floor and drawer units with co-ordinating roll edge work surfaces, co-ordinating sink unit and drainer with mixer tap, tiled splash backs, built in electric fan assisted oven, gas hob with extractor fan above, space for cooker, plumbed for dishwasher.
Sun Room 10.77ft x 9.39ft (3.28m x 2.86m)
Double glazed windows.
Loft
Partially boarded.
Bedroom One 10.12ft x 9.71ft (3.08m x 2.95m)
Double glazed patio doors to rear, double radiator, fitted wardrobes.
Bedroom Two 11.33ft x 9.27ft (3.45m x 2.82m)
Double glazed window to front, single radiator, fitted wardrobes.
Bathroom 7.43ft x 6.26ft (2.26m x 1.90m)
Three piece suite comprising of; panelled bath with mains shower over, wash hand basin (set in vanity unit), low level wc, double glazed window to rear, tiled walls, extractor fan.
External
Front garden laid mainly to lawn, bushes and shrubs. Rear garden laid mainly to lawn, patio area, flower beds, bushes and shrubs.
Garage
Double detached garage, electric door, power and lighting, plumbed for washing machine, loft storage.

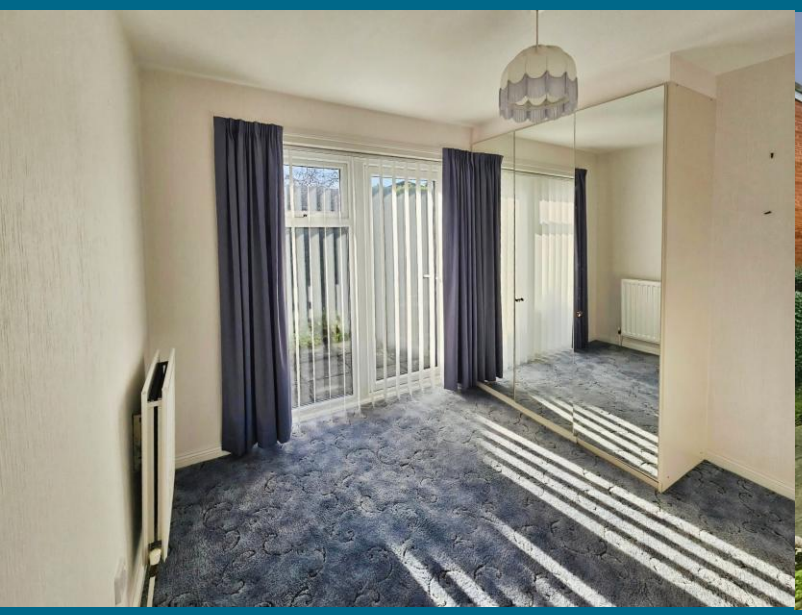
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Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

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.





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