



Stirling Drive | Bedlington | NE22 5YF

Offers In Excess Of £200,000

Ideally situated for the newly opened Bedlington train station, this updated and extended semi-detached home is a must-view property. Located on the popular Bower Grange estate, the property offers spacious and well-presented accommodation throughout, making it ideal for a range of buyers.

The ground floor briefly comprises a welcoming lounge and a superb extended kitchen/dining area to the rear, providing an excellent space for both everyday living and entertaining. The kitchen also offers direct access to the rear garden and garage.

To the first floor, there are three double bedrooms, with the principal bedroom benefiting from its own en-suite shower room. A modern family bathroom, complete with a separate shower enclosure, serves the remaining bedrooms.

Externally, the property boasts off-street parking to the front, leading to the garage. To the rear is a beautifully maintained garden backing onto woodland, providing a private and peaceful setting.

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2

Three Bedroom

Garage

No Upper Chain

Freehold

Extended Kitchen Diner

Gardens

En Suite

Council Tax Band: A

For any more information regarding the property please contact us today

PROPERTY DESCRIPTION:

ENTRANCE PORCH: UPVC Entrance door, storage cupboard.

LOUNGE 18.97 (5.72) x 12.24 (3.71) Double glazed window to front, double radiator, television point.

KITCHEN/DINING ROOM 22.55 (6.83) x 11.35 (3.43)
Double glazed window to rear, 2 double radiators, range of wall, floor and drawer units with coordinating roll edge work surfaces, stainless steel sink unit and drainer with mixer tap, upstands, built in electric fan assisted oven, electric hob with extractor fan above, space for fridge, laminate flooring, spotlights, double glazed patio doors to rear, door to garage.

FIRST FLOOR LANDING
Double glazed window to rear.

BEDROOM ONE: 13.03 (3.96) x 11.97 (3.58)
Double glazed window to front, laminate flooring, single radiator, door to en suite.

EN SUITE 5.57 (1.65) x 4.68 (1.37)
Low level WC, floating hand wash basin, shower cubicle, partially tiled, laminate flooring, extractor fan, heated towel rail.

BEDROOM TWO: 11.60 (3.51) x 9.92 (2.97)
Double glazed window to front, double radiator.

BEDROOM THREE 12.96 (3.89) x 7.35 (2.21)
Double glazed window to rear, single radiator, access to loft.

BATHROOM 12.08 (3.66) x 6.04 (1.83)
Double glazed window to rear, panelled bath, shower cubicle, floating wash hand basin, low level WC, double radiator, spotlights, extractor fan

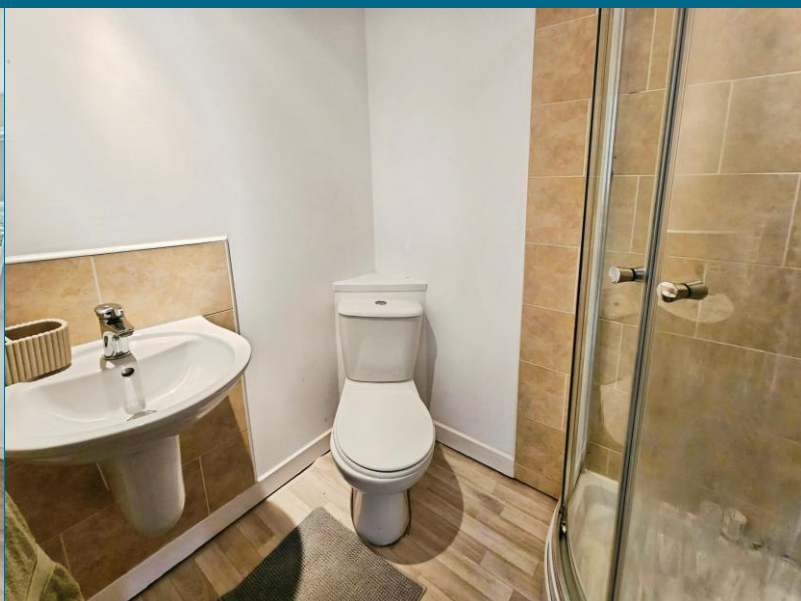
GARAGE
Power and lighting.

GARDEN
Mainly laid to artificial lawn, bushes and shrubs

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PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: Fibre to premises

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

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

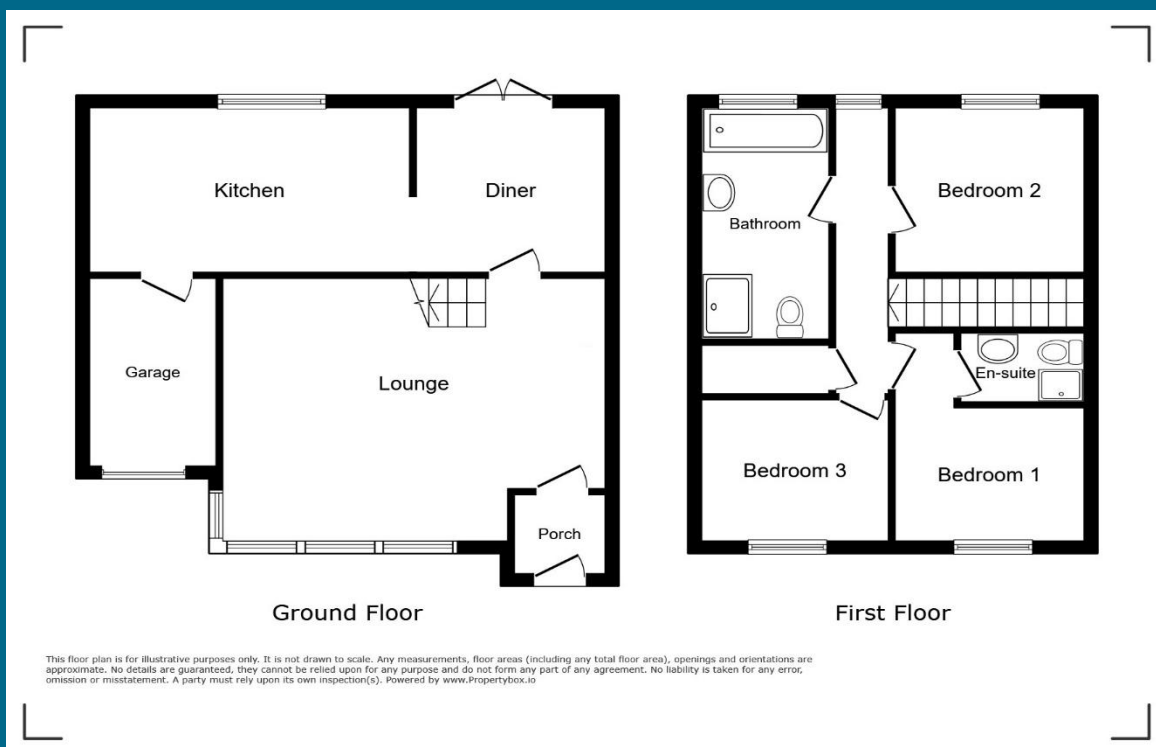
EPC RATING: C

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EPC Rating: C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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



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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