



Hartford Road West | Bedlington | NE22 6HU

Offers In excess Of £410,000 **RMS** | Rook
Matthews
Sayer



Detached House

Double Garage

Four/ Five Bedroom

Arctic cabin in garden

Two Reception Rooms

Freehold

Downstairs Wc

EPC:D/ Council Tax:E

For any more information regarding the property please contact us today.



T: 01670 531114

Bedlington@rmsestateagents.co.uk

RMS | Rook
Matthews
Sayer



Located in the heart of Bedlington, this fantastic and unique detached family home is an absolute must-view. Beautifully updated to a high standard by the current owners, this impressive property offers spacious and versatile accommodation throughout.

The welcoming entrance hallway leads to a stunning kitchen and family room, which overlooks the beautifully maintained private rear garden. There is also a separate lounge and dining room with patio doors providing direct access to the garden, creating the perfect space for both family living and entertaining. A convenient downstairs cloakroom completes the ground floor accommodation.

To the first floor are four generous double bedrooms, one of which benefits from an additional separate room accessed through the fitted wardrobes, offering excellent flexibility for use as a dressing room, nursery, study, or hobby space. A stylishly updated family bathroom featuring a freestanding bath and double shower completes the first floor. Externally, the property boasts gardens to the front, a driveway providing ample off-street parking, and access to a double garage. The real highlight, however, is the exceptional rear garden. Private, well maintained, and beautifully landscaped, it provides the perfect outdoor retreat and further benefits from an Arctic cabin, ideal for year-round enjoyment.

Rarely available and offering a unique blend of space, character, and modern living, this outstanding home is not to be missed. Early viewing is highly recommended.

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains Gas & Wood Burner/Open Fire

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: E

EPC RATING: D

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.

BD009057SB/SJ14/09/2026.V.2



Entrance Porch

Via composite door, leading into porch, double glazed door , double glazed windows to front and side.

Entrance Hallway

Stairs to first floor landing, wood flooring, double radiator.

Downstairs Wc

Low level wc, pedestal wash hand basin, double glazed window, part tiling to walls, spotlights.

Lounge/ Diner 21'11ft x 17'5ft (6.67m x 5.32m)

Double glazed window to front and side, double glazed patio doors to side, two double radiators, log burner, television point, coving to ceiling.

Kitchen/ diner 21'10ft x 13'11ft (6.66m x 4.25m)

Double glazed window to front, double radiator, fitted with a range of wall, floor or drawer units with coordinating roll edge work surfaces, stainless steel sink unit and drainer with mixer tap, upstands, built in electric fan assisted oven, integrated fridge freezer, washing machine , dishwasher and microwave, kitchen island, wood flooring, spotlights, double glazed patio doors to rear, door to garage

First Floor Landing

Double glazed window to rear, loft access.

Loft

Partially boarded, pull-down ladders, lighting, and power.

Bedroom One 14'6ft x 10'9ft (4.42m x 3.27m)

Double glazed window to side, double radiator, fitted wardrobes, coving to ceiling.

Bedroom Two 13'3ft x 10'8ft (4.04m x 3.26m)

Double glazed window to rear, double radiator, fitted wardrobes, coving to ceiling, television point.

Bedroom Five (Accessed via wardrobes in bedroom Two)

Double glazed window to front.

Bedroom Three 14'0ft x 11'3ft (4.26m x 3.44m)

Double glazed window to front, double radiator, coving to ceiling.

Bedroom Four 13'11ft x 10'3ft (4.25m x 3.13m)

Double glazed window to front and side, double radiator, built in cupboard, coving to ceiling.

Bathroom

Double glazed window to front, free standing bath, pedestal wash hand basin, shower cubicle, spotlights, tiling to walls and flooring, extractor fan.

Separate Wc

Double glazed window to rear, wash hand basin, low level wc.

External

Rear garden laid mainly to lawn, patio area, flower beds, bushes and shrubs, arctic cabin.

Cabin

Power and lighting & TV.

Garage

Double attached garage with electric door, power, and lighting.



Ground Floor



First Floor

Total floor area 0.0 m² (0 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	67 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 relation to this property.

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.

