



### 3 bed detached house to buy in

Church Lane, Bedlington, Bedlington,  
Northumberland, NE22 5EL

**£289,500** Offers Over

 x 3  x 2  x 2

Tenure

**Freehold**

Driveway & Garage parking

### Property features

- ✓ Traditional Detached Home
- ✓ Within Heart Of Bedlington
- ✓ Westerly Rear Aspect
- ✓ Three Bedrooms
- ✓ EPC Rating E

## Key Information

- ✓ Council Tax: Band D
- ✓ EPC Rating: E
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: ADSL copper wire
- ✓ Mobile signal: Good

## Description

Delighted to present this three-bedroom detached home located in the very heart of Bedlington. This is a traditional style house with captivating character which sits prime position on Church Lane, with an exceptional outlook onto St. Cuthbert's church.

The home boasts an elevated position, and sits discretely behind a stone walled frontage and a mature garden with a strategically layered planting scheme. The rear garden benefits from a west-facing aspect, ensuring the property basks in the afternoon and evening sunlight. There is a lovely sense of privacy both inside the property and outdoors, especially in the rear garden. There is an on-site single detached garage.

With two reception rooms, a dining kitchen and useful cloakroom/WC, the ground floor offers a practical layout. The three generous sized bedrooms and four piece family bathroom complete the first floor accommodation. Numerous rooms boast pleasant dual aspects, allowing additional light to flood throughout the home.

With unique features and no further chain involved, we feel this is a wonderful property.

Amenities, schools, shops/supermarket, and a number of countryside walks are all within arm's reach.

Please contact the Pattinsons local sales team to arrange an internal viewing or obtain further information.

Council Tax Band: D

Tenure: Freehold

Price: Offers Over £289,500

Property Type: Detached House

Parking: Driveway & Garage

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: Yes

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: Yes

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: ADSL copper wire

Mobile signal coverage: Good

## Entrance Hall

Entrance door opening into a spacious hall. A return staircase leads to the first floor accommodation. Access into a cloakroom/WC, main reception room, second reception and breakfasting kitchen. Double glazed window, wall mounted electric heater.

---

## Cloakroom/WC

Comprising: low level WC, wash hand basin and a double glazed window to the front elevation.



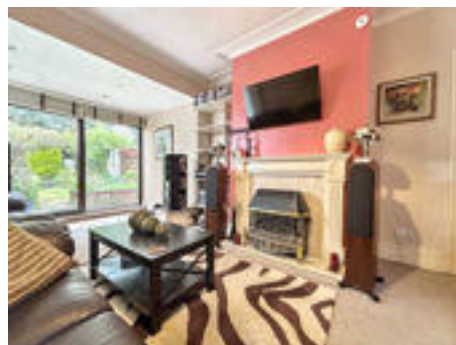
## Main Reception Room

*6.04m x 3.53m (19'9" x 11'6")*

A lengthy dual aspect room situated to the rear with a lovely outlook over the Westerly aspect garden. Feature fire surround with gas fire inset, central heating radiators, French doors providing rear garden access.



## Another Reception Room Image



## Additional Reception Room Image



## Reception Two

2.98m x 2.83m (9'9" x 9'3")

Located to the front with a double glazed bay window overlooking St. Cuthbert's church. The seller occupied this room as a study however it can lend itself to a various range of uses. Central heating radiator.



## Breakfasting Kitchen

4.99m x 2.46m (16'4" x 8'0")

Another dual aspect room, located to the rear of the building and offering side access into the gardens.

Fitted with a range of wall and base units with preparation work surfaces and glass display units. Sink unit with taps and drainer board, plumbing for washing machine, space for a range cooker and fridge/freezer. Double glazed windows to the side and rear, central heating radiator and space for a dining table.



## Additional Kitchen Image



## Another Kitchen Image



## First Floor Landing

A return staircase takes you from the hall up to the first floor accommodation. Double glazed window to the side elevation on the split level. The landing provides access into the bedrooms and bathroom. The loft is accessed via ladder access.

## Bedroom One

3.59m x 3.36m (11'9" x 11'0")

A dual aspect double room situated to the rear. Double glazed windows, side and rear. Storage cupboard and central heating radiator.



## Another Bedroom One Image



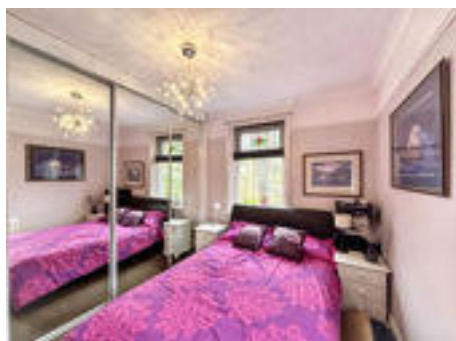
## Bedroom Two

3.21m x 3.16m (10'6" x 10'4")

Boasting a dual aspect with double glazed windows to the front and side. Fitted sliding door mirror wardrobes, central heating radiator.



## Additional Bedroom Two Image



## Bedroom Three

3.18m x 3.05m (10'5" x 10'0")

Located at the front with a lovely outlook onto St. Cuthbert's church. Double glazed window, fitted sliding door wardrobes, central heating radiator.

## Family Bathroom

2.52m x 2.19m (8'3" x 7'2")

A white four piece suite comprising: walk-in shower cubicle, low level WC, wash hand basin and bath. Tiling to the walls, central heating radiator and double glazed window to the rear elevation.



## Additional Bathroom Image

2.52m x 2.19m (8'3" x 7'2")



## Outside

The home sits on a brilliant plot with a delightful front outlook onto St.Cuthbert's church. The rear garden is a generous size filled with an array of attractive perennials and boasting a Westerly rear aspect. There a number of seating areas, a low rail garden bridge over a pond, water butts, greenhouse, paved patio and raised beds.



## Additional Garden Image



## Another Garden Image



## Single Garage

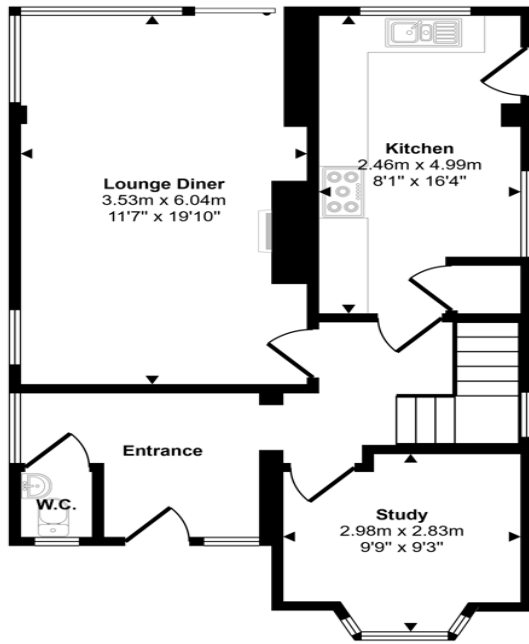
A single detached on-site garage with up and over door.



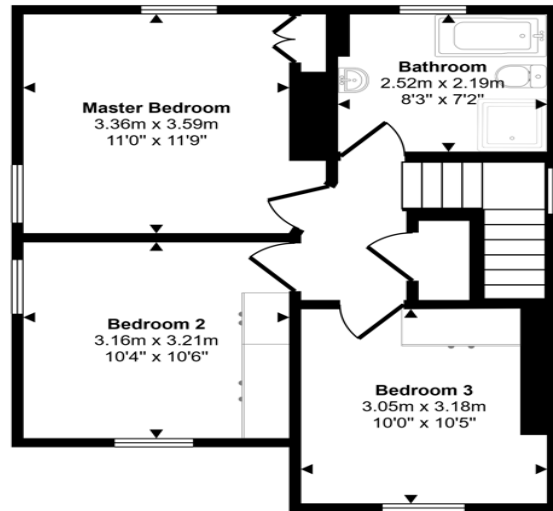
---

## Direct Outlook

Approx Gross Internal Area  
105 sq m / 1127 sq ft



Ground Floor  
Approx 57 sq m / 613 sq ft



First Floor  
Approx 48 sq m / 514 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			72
(55-68) <b>D</b>			
(39-54) <b>E</b>		45	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

Church Lane, Bedlington, Bedlington, Northumberland, NE22 5EL

Contact your local branch today for more information on this property:

**235 Church Street, Blackpool, Lancashire, FY1 3PB, <http://www.kenricksestateagents.co.uk/>**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

