



### 3 bed semi-detached house to buy in NE22

Towers Close, Bedlington, Bedlington, Northumberland, NE22 5ER

**£230,000** Offers Over

 x 3  x 3  x 2

Tenure

**Freehold**

Driveway parking

### Property features

- ✓ Extended Semi-Detached Home
- ✓ Lovely Situation Within Cul-De-Sac
- ✓ Three Bedrooms & En-Suite
- ✓ Modern Breakfasting Kitchen
- ✓ EPC Rating C

## Key Information

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

## Description

Rare to the market!

Set within a cul-de-sac in the highly desirable Towers Close, we are offering an extended semi-detached family home. This spacious, family-friendly property is arranged with a smart, functional layout designed to maximise space and light. The home's setting is a perfect situation for any family within young children. Located just off Church Lane, the town centre amenities, shops and schools are all within arm's reach.

On the ground floor, two generously-sized reception rooms provide a perfect setting for both relaxing and entertaining. The first reception room is a cosy living area situated to the front with an imposing bay window, whilst the second serves as an dining room. Completing the ground floor, a thoughtfully laid out modern fitted kitchen displays modern convenience and provides onward access into a useful utility room and cloakroom/WC.

Upstairs, you will find three well-appointed bedrooms, all bathed in plenty of light and ample storage spaces. The main bedroom is a particularly good size as it was formerly two bedrooms, so therefore there is always the option for this room to be reconverted back to two. The third bedroom has its own en-suite shower room.

The exteriors of the property are equally inviting. To the front an expansive driveway allows for ample off-road parking, while the rear houses a decent sized garden with decking and paving.

Set in the heart of a welcoming community, this wonderful house is not just a house but an ideal home for those seeking comfort, convenience and lifestyle. Public transport links offer effortless commuting to larger neighbouring towns such as: Ashington, Blyth, Cramlington and Morpeth.

This residential property is now open for sale. . Call us now to make an appointment to view.

Council Tax Band: C

Tenure: Freehold

Price: Offers Over £230,000

Property Type: Semi-detached house

Parking: Driveway

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

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: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: ADSL copper wire

Mobile signal coverage: Good

## Entrance

Double glazed entrance door opening into a spacious hall. Useful storage, laminate flooring, under stairs recess area, central heating radiator and access into the reception rooms.

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## Reception Rooms

*3.83m x 3.68m (12'6" x 12'0")*

Extended and a generous sized dual aspect reception rooms.

The living room is situated to the front with an imposing window, allowing the natural light to flood into the space. Central heating radiators and a wall mounted electric fire warm the room.

The extension forms the dining room and there is another imposing window to the rear and additional window and glazed door to the side. This area offers ample space to house a decent sized dining table.

Access into the modern breakfasting kitchen is accessed from the reception rooms.

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## Dining Room Image and Dimensions

*5.35m x 2.91m (17'6" x 9'6")*



## Another Dining Room Image



## Living Room Image



## Breakfasting Kitchen

5.89m x 2.49m (19'3" x 8'2")

A good sized room fitted with a comprehensive range of modern wall and base units with ample preparation work surfaces and integrated appliances: built-in oven, microwave hob and extractor hood. There is space for a dining table and there are two double glazed windows overlooking the private rear garden and a glazed side door leading out to the external. Access into the utility room and the cloakroom/WC.



## Another Kitchen Image



## Additional Kitchen Image



## Utility Room

2.63m x 3.25m (8'7" x 10'7")

A extremely useful space which provides access into the cloakroom/WC and access to the front external.

Work surfaces, sink unit, plumbing for washing machine, storage units.



## Additional Utility Room Image



## Cloakroom/WC

1.55m x 1.47m (5'1" x 4'9")

Integral.

Comprising: low level WC and wash hand basin, radiator.



## First Floor Landing

Access into the family bathroom and the three bedrooms.

## Main Bedroom

5.54m x 3.20m (18'2" x 10'5")

Formerly two separate bedrooms this room could easily be converted back to its original form. Two double glazed windows to the front elevation, storage cupboard, central heating radiator, wood effect laminate flooring.



## Another Main Bedroom Image



## Bedroom Two

3.35m x 2.45m (10'11" x 8'0")

Another respectable sized bedroom, situated to the rear with a double glazed window, built-in wardrobes and a central heating radiator.



## Bedroom Three

Situated to the front with a double glazed window, central heating radiator, access into the loft and the en-suite shower room.



## Additional Bedroom Three



## En-Suite

2.47m x 1.44m (8'1" x 4'8")

A modern suite comprising: walk-in shower cubicle, low level WC and wash hand basin.



## Another En-Suite Image



## Bathroom

2.67m x 1.60m (8'9" x 5'2")

A white three piece suite comprising: bath with shower over, low level WC and wash hand. Tiling to walls, radiator and double glazed window to the rear elevation.



## Another Bathroom Image



## Outside

To the front of the property there is a large driveway providing off-road parking for a number of vehicles. At the rear, there is a private decent sized garden with a paved patio and raised decking a gravelled area.

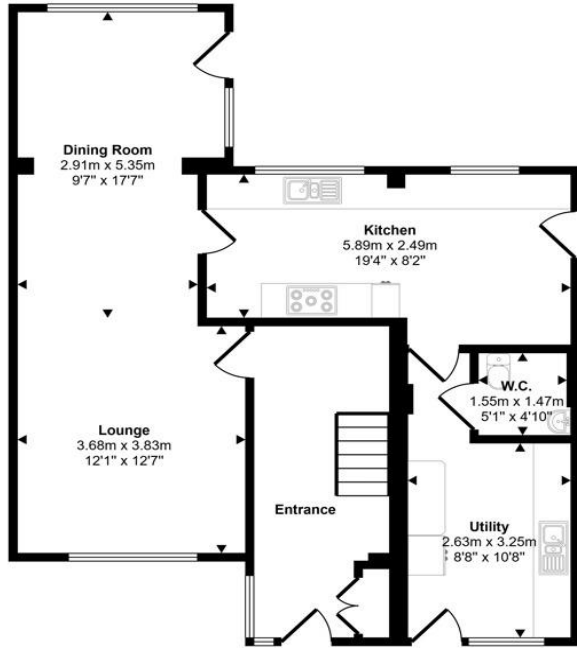


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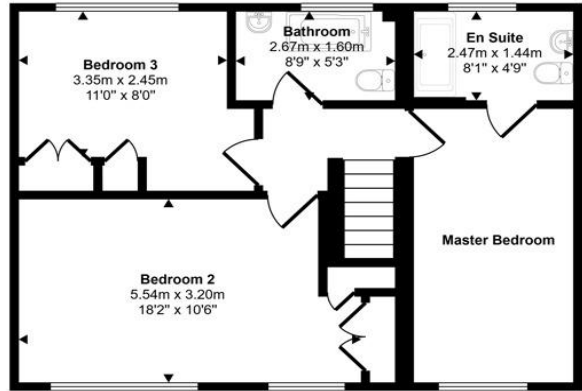
## Floor Plan



Approx Gross Internal Area  
133 sq m / 1429 sq ft



Ground Floor  
Approx 75 sq m / 810 sq ft



First Floor  
Approx 58 sq m / 619 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
<i>Very energy efficient - lower running costs</i>			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		74	79
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

Towers Close, Bedlington, Bedlington, Northumberland, NE22 5ER

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

**10 Central Parade, Heston, Hounslow, Middlesex, TW5 0LH, Tel: 02085707258,**  
**<https://www.shawandcoestates.com/>**

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