

# BRUNTON

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## RESIDENTIAL



**NORTH RIDGE, BEDLINGTON, NE22**

**Offers Over £145,000**



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A lovely 2/3 bedroom semi-detached house situated on North Ridge, in Bedlington, offering two good-sized bedrooms to the first floor, both with built-in wardrobes, and a versatile room on the ground floor, currently used as an office. The property also benefits from bathrooms to each floor and a well-equipped kitchen.

Located in Bedlington, this home enjoys easy access to local amenities, schools, and parks, all just a short distance away. The area is well-connected, offering convenient transport links to nearby towns and cities.



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Upon entering, you are welcomed into an entrance hall, where stairs lead up to the first-floor landing. From here, you have access to a spacious lounge, featuring a fireplace and a large window that overlooks the front of the property.

The lounge leads into a well-equipped kitchen, which offers integrated appliances and granite work surfaces. Adjacent to the kitchen is a dining area situated at the rear of the property, complete with velux windows and double doors that open out to the rear garden.

From the kitchen, a hallway provides access to a versatile room, currently used as a home office but could be used as a bedroom. On the opposite side of the hallway, there is a convenient downstairs shower room.

Ascending to the first floor, you will find two well-proportioned bedrooms, both benefiting from built-in storage. The bathroom is fitted with a bath, an overhead shower, and a washbasin. The property has ample storage including a boarded loft space with ladder and lighting.

Externally, the property enjoys a well-maintained rear garden, laid to lawn with a paved seating area, mature trees, flower beds, and enclosed fencing. To the front, there is off-street parking for up to two cars.





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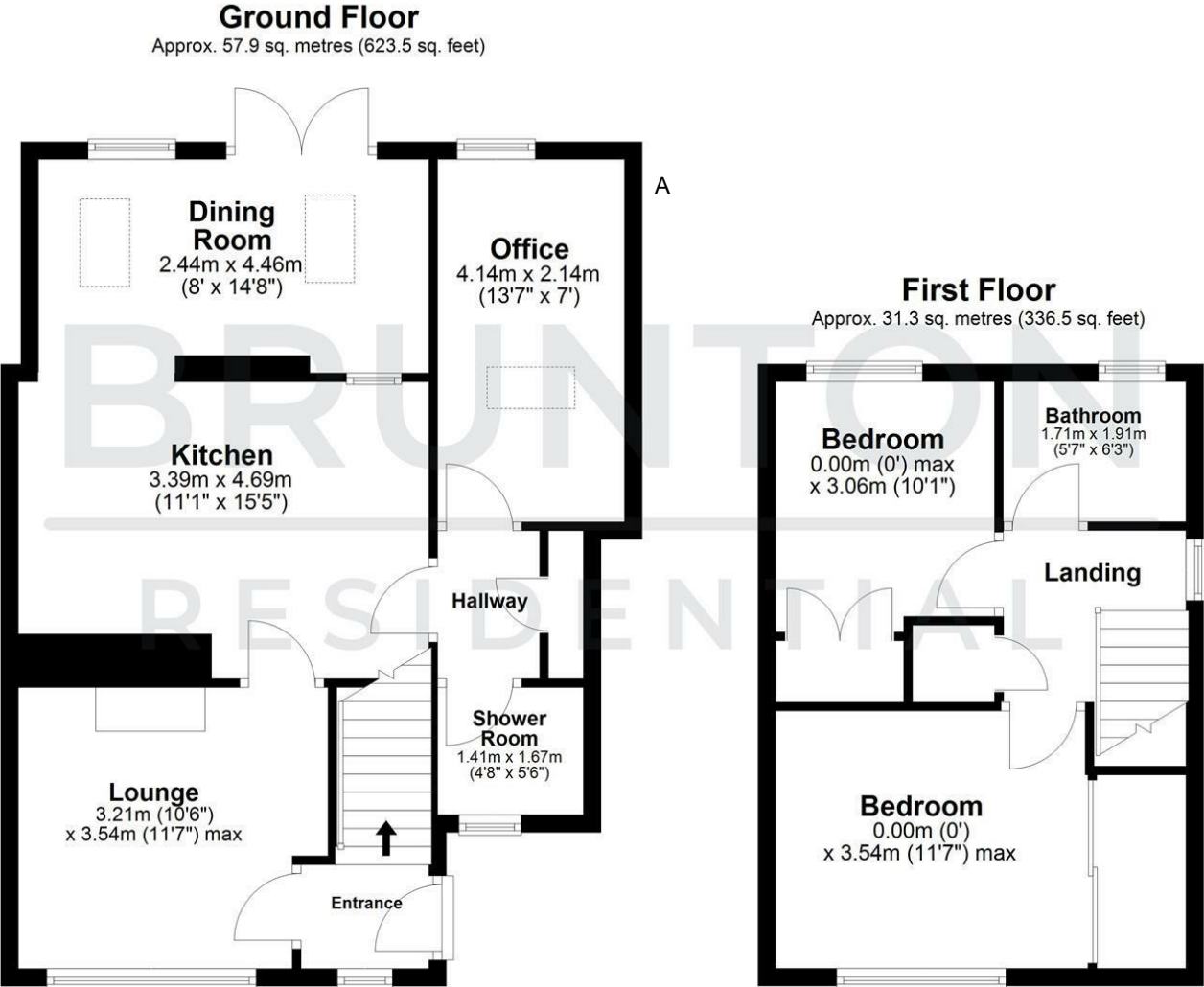
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TENURE : Freehold

LOCAL AUTHORITY : Northumberland  
County Council

COUNCIL TAX BAND : A

EPC RATING : C



| Energy Efficiency Rating                    |         |           | Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|---------------------------------------------|---------|-----------|-----------------------------------------------------------------|---------|-----------|
|                                             | Current | Potential |                                                                 | Current | Potential |
| Very energy efficient - lower running costs |         |           | Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) <b>A</b>                          |         | 84        | (92 plus) <b>A</b>                                              |         |           |
| (81-91) <b>B</b>                            |         |           | (81-91) <b>B</b>                                                |         |           |
| (69-80) <b>C</b>                            | 71      |           | (69-80) <b>C</b>                                                |         |           |
| (55-68) <b>D</b>                            |         |           | (55-68) <b>D</b>                                                |         |           |
| (39-54) <b>E</b>                            |         |           | (39-54) <b>E</b>                                                |         |           |
| (21-38) <b>F</b>                            |         |           | (21-38) <b>F</b>                                                |         |           |
| (1-20) <b>G</b>                             |         |           | (1-20) <b>G</b>                                                 |         |           |
| Not energy efficient - higher running costs |         |           | Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| England & Wales                             |         |           | England & Wales                                                 |         |           |
| EU Directive 2002/91/EC                     |         |           | EU Directive 2002/91/EC                                         |         |           |