



- 3 Bed Semi Detached House
- Sun Room
- Front & Rear Gardens
- Convenient Location

- Lounge with Fireplace
- Gas CH & Partial DG
- Potential to Improve

- 21' Kitchen/Dining Room
- Garage
- Excellent Family House

Conveniently located 3 bedroomed semi detached house within a pleasant residential area, well placed for local amenities and road links. With gas fired central heating and partial sealed unit double glazing, the Reception Hall has a double glazed front door and leads to the Lounge, the focal point of which is the coal effect real flame gas fire, set within an Adams style surround. There is wood effect laminate flooring and a bay window to the front. Double doors lead to the 21' Kitchen/Dining Room, fitted with a good range of units and split level oven and hob. There is a Utility Room with sink unit and plumbing for a washing machine. Doors lead from the kitchen/dining room to the Sun Room with double glazed windows and door to the rear garden. The First Floor Landing has a double airing cupboard and provides access to the three bedrooms. Bedroom 1 is to the front and has a range of fitted and built in wardrobes with central dressing table, with mirror and storage cupboards over. Bedroom 2 has a fitted wardrobe and is to the rear, whilst Bedroom 3 is to the front. The Bathroom/WC has a white suite with WC, wash hand basin and corner spa bath with electric shower over, fully tiled walls and chrome towel warmer. There is an attached garage with up and over door with a lawned garden to the front and driveway. There is an excellent family garden to the rear, being particularly private, with lawn, a range of shrubs and plants and garden shed.

Moorland Drive is pleasantly situated in a popular and established residential area, well placed for local shopping and leisure facilities as well as main road links providing excellent access to other surrounding towns and areas.

Reception Hall

Lounge 12'2" x 13'3" (into bay) (3.71m x 4.06m (into bay))

Kitchen/Dining Room 19'2 x 9 (5.84m x 2.74m)

Utility 9 x 7'3 (2.74m x 2.21m)

Sun Room 16'2 x 9'9 (4.93m x 2.97m)

First Floor Landing

Bedroom 1 11' x 11'3" (to back of wardrobes) (3.35m x 3.43m (to back of wardrobes))

Bedroom 2 10'4 x 9'2 (3.15m x 2.79m)

Bedroom 3 7'8 x 6'10 (2.34m x 2.08m)

Bathroom/WC

Garage



Energy Performance: Current F Potential C
Council Tax Band: B
Northumberland County Council - 0345 600 6400
Bedlington Community High School: 0.71 Miles
Bedlington Junior High School: 0.42 Miles

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