

# 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.

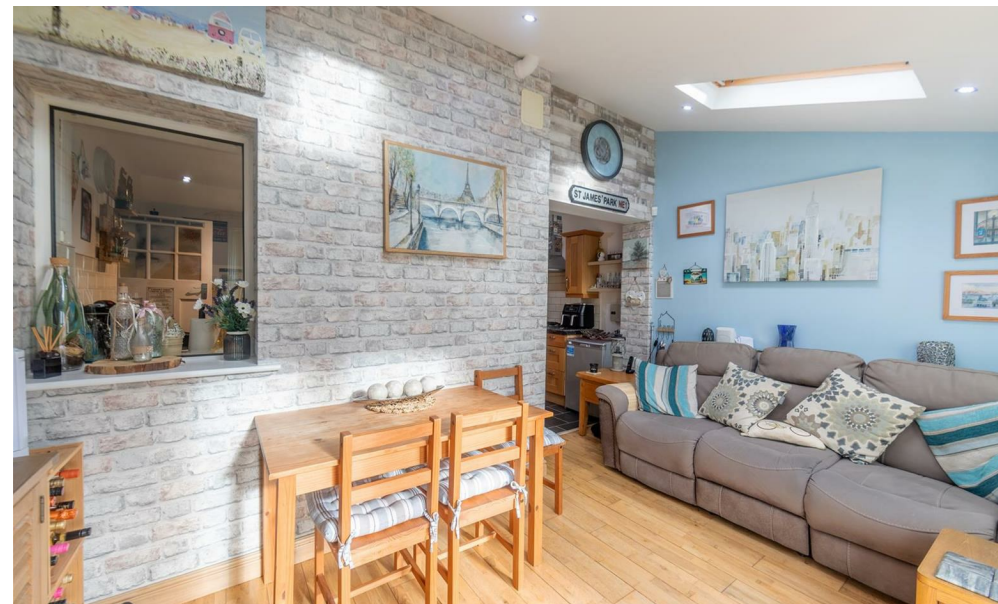
The lounge leads into a well-equipped kitchen, which offers integrated appliances and granite work surfaces. Adjacent to the kitchen is a dining area situated at the rear of the property, complete with velux windows and double doors that open out to the rear garden.

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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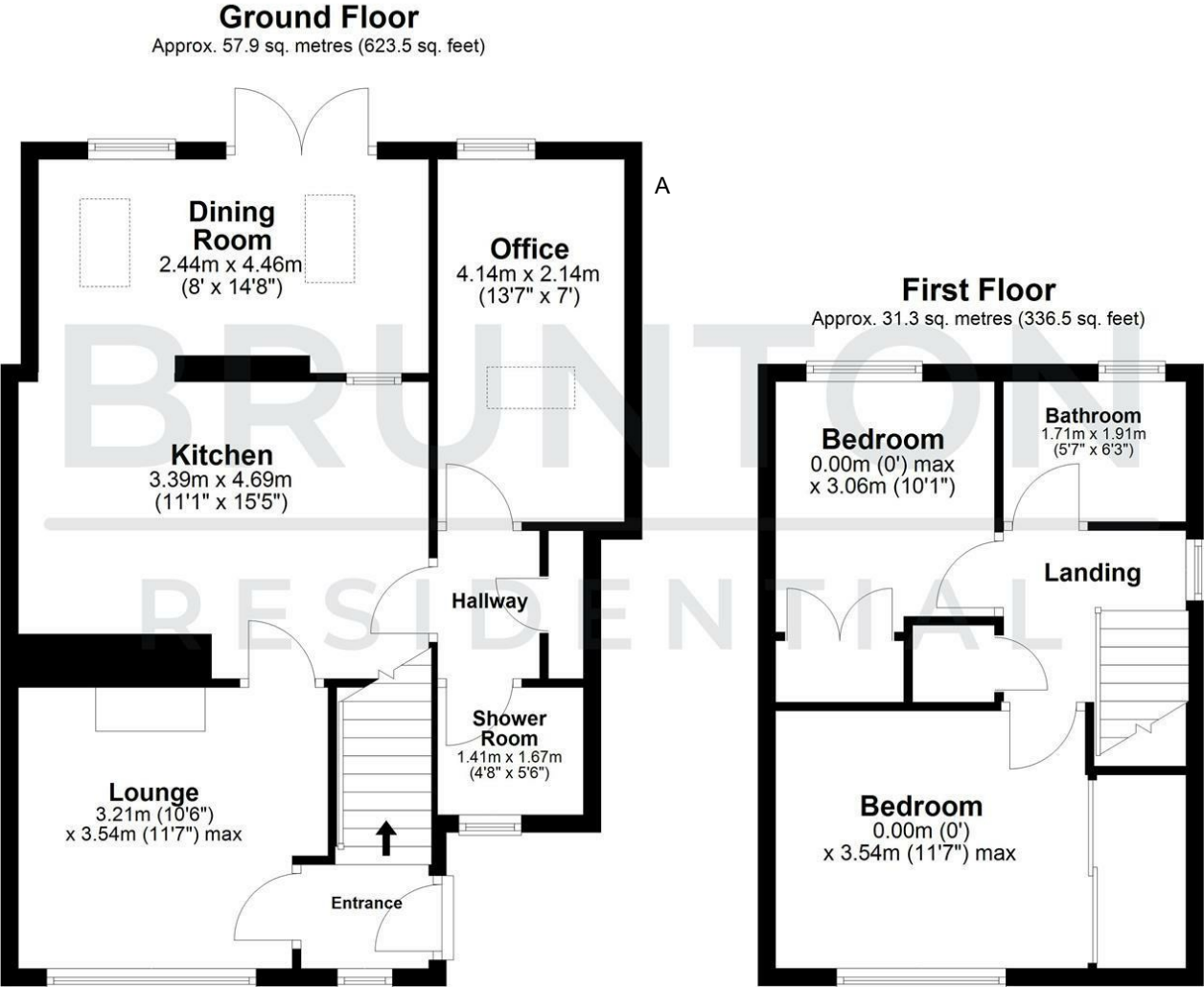
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TENURE : Freehold

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>		<b>84</b>	(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>71</b>		(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		