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WESTLEA, BEDLINGTON, NE22

Offers Over £145,000

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Well-presented two-bedroom semi-detached home situated on the desirable well-established residential area of Westlea in Bedlington.

The property is arranged over two floors with an additional loft space and boasts a spacious lounge/dining room, fitted kitchen, and extended garden room providing access to the rear garden, along with a ground-floor WC. The upper floor hosts two double bedrooms served by a recently refitted family bathroom, with a loft room providing flexible additional space. Externally, the property benefits from an enclosed rear garden with multiple seating areas and outbuildings, as well as off-street parking to the front.

Located within Bedlington, the property enjoys convenient access to a range of local shops, schools, and everyday amenities. The area is well connected via road links to nearby towns and Newcastle city centre, making it suitable for a range of buyers including families and commuters.

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The internal accommodation comprises: a UPVC entrance door leading into the main hallway, which features wood-finish flooring, a staircase leading up to the first-floor landing, and a convenient ground-floor WC positioned to the right. To the left is a spacious lounge/dining room, finished with wood-effect laminate flooring and featuring a flame-effect gas fire set within a decorative surround, along with a bay-style window to the front allowing for good natural light. The dining area leads through patio doors into a further extension forming a garden room, a good-sized additional reception space with tiled flooring and direct access out to the rear garden. To the right of the dining room is a fitted kitchen, offering a range of white wall and base units with coordinating work surfaces and integrated appliances including a slimline dishwasher, oven, electric hob with extractor above, and microwave. The kitchen benefits from windows to both the side and rear, providing a bright and practical space.

Stairs lead to the first-floor landing, which provides access to two well-proportioned double bedrooms, one to the front and one to the rear, with one bedroom benefiting from fitted wardrobes. The family bathroom has been recently refitted and comprises a bath with mains-powered shower over incorporating monsoon and dual shower heads, WC, and wash hand basin, finished with tiled surrounds and contemporary fittings. A further staircase rises to the loft space, which is currently used as a double bedroom and benefits from Velux-style skylights, heating, and eaves storage. Please note this space does not currently have building regulations approval.

Externally, the property benefits from an enclosed rear garden featuring a lawn, planted borders, a patio area, an outhouse, a storage shed, and a summer house positioned to take advantage of open views over fields to the rear. To the front, the property is paved and provides off-street parking for two vehicles, along with an electric vehicle charging point.



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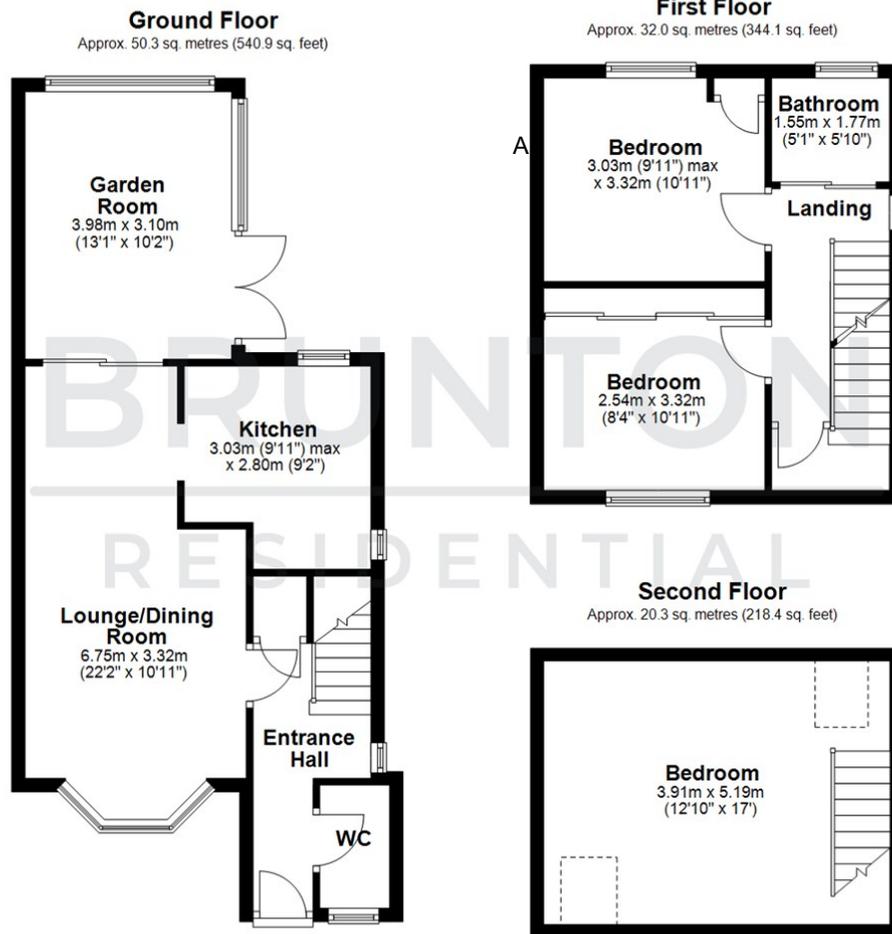
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TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : A

EPC RATING : D



All measurements are approximate and are for illustration only.
Plan produced using PlanUp.



Energy Efficiency Rating	
Current	Potential
	81
66	

Very energy efficient - lower running costs

(92 plus) A

(81-91) B

(69-80) C

(55-68) D

(39-54) E

(21-38) F

(1-20) G

Not energy efficient - higher running costs

EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential

Very environmentally friendly - lower CO₂ emissions

(92 plus) A

(81-91) B

(69-80) C

(55-68) D

(39-54) E

(21-38) F

(1-20) G

Not environmentally friendly - higher CO₂ emissions

EU Directive 2002/91/EC