



ALISTAIR HARPER POWERED BY **exp**™ UK

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15 Church Lane

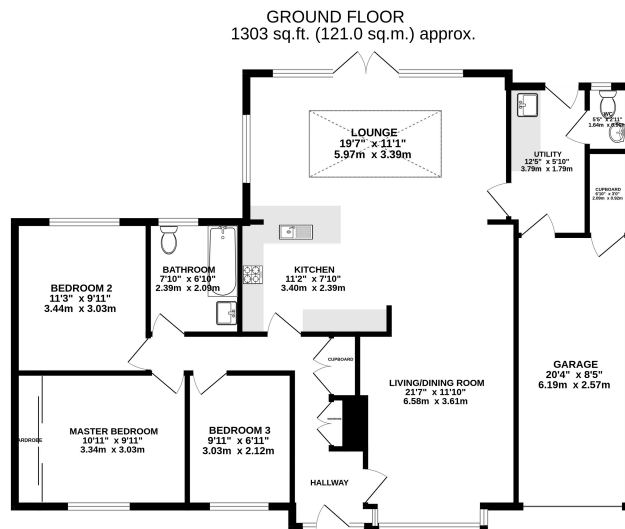
Offers Over £325,000

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- Please Quote Ref: AH0284 For All Enquiries
- Modern Three-Piece Family Bathroom
- Rear Extension With Lantern Ceiling & Double Doors To Garden
- Integral Garage, Two Car Driveway, Utility Room & WC
- Very Desirable Location
- Detached Three Bedroom Family Bungalow
- Incredible Open Plan Living/ Dining & Kitchen Area
- Substantial West Facing Garden With Large Patio Area
- Immaculate Condition Throughout
- Planning Permission In Place For Loft Conversion

An incredible opportunity has arisen for you to acquire this detached bungalow in the heart of Bedlington town centre. Offered to market in immaculate decorative order throughout, this impressive home has three well proportioned bedrooms, a modern three-piece family bathroom as well as a really spacious open plan living/dining area that includes a well appointed kitchen with breakfast bar as well as a bright & airy sun room with lantern ceiling & double patio door access to your own fantastic West facing landscaped gardens & patio area. This inviting home also has the added benefits of a two car drive way with mature front gardens, an integral garage with utility room and WC beyond, also offering direct garden access. Opportunities to live on this road are few and far between so to get a bungalow here would be double special - please call Ali & Laura to confirm an exclusive viewing appointment.



TOTAL FLOOR AREA: 1303 sq.ft. (121.0 sq.m.) approx.
Whilst every effort has been made to ensure the accuracy of the floorplan, measured dimensions of doors, windows, corners and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should be used as such for any prospective purchase. The architect, planner or quantity surveyor does not warrant, certify or guarantee as to their suitability or efficiency can be given.
 Make well before 10/23

3401202_1911 Energy performance certificate (EPC) - Flat or empty certificate - GYK1K

Energy performance certificate (EPC)		
15 Church Lane BEDLINGTON NE22 5EL	Energy rating D	Valid until: 24 April 2023 Certificate number: 2548-7042-7293-1417-7914
Property type	Detached bungalow	
Total floor area	81 square metres	
Rules on letting this property		
Properties can be let if they have an energy rating from A to E.		
You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/energy-ratings-on-the-regulations-and-exemptions).		

<https://find-energy-certificates.gov.uk/energy-certificates/2548-7042-7293-1417-7914/print>

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