



**8 Westlea,**  
Offers Over £140,000

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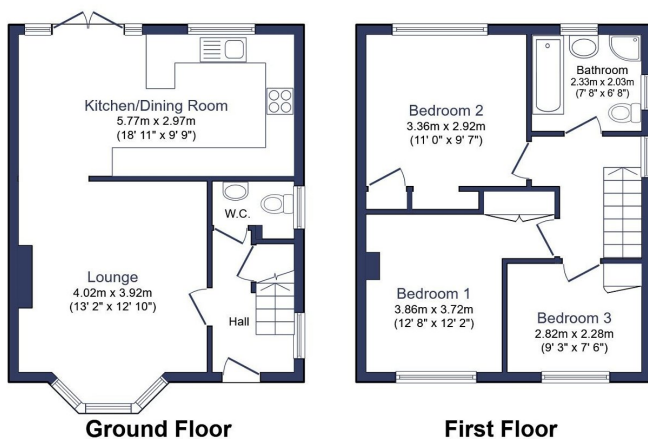
- Semi-Detached Home
- Three Bedrooms
- Four-Piece Family Bathroom
- Downstairs WC
- Large Open Plan Living/  
Dining Room
- Modern Well Appointed  
Kitchen With Integrated  
Appliances
- Good-Sized Rear Garden With  
Gated Side & Back Access
- Brick-Built Outhouses With  
Power
- Double Gravel Driveway
- Great Residential Location



A very well appointed family home within a cul-de-sac location at the top end of Bedlington, putting local schools, open green space & local convenience stores within close proximity of your front door.

Continually updated by the current owners, this attractive three bedroom home now benefits from a modern fully-fitted kitchen with integrated appliances, the addition of a downstairs WC, updated electrics, a new combi-boiler, as well as a double driveway to the front and a great sized rear garden with separate patio for garden furniture etc.

Very well presented from the front door in, it's easy to see why homes of this calibre in this location don't hang around for long - please get in touch today to arrange immediate viewing access.



Total floor area 82.7 m<sup>2</sup> (890 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



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