



### 3 bed terraced house to buy in

Victoria Terrace, Bedlington, Bedlington,  
Northumberland, NE22 5QE

# £220,000

 x 3  x 1  x 2

Tenure

**Freehold**

### Property features

- ✓ Substantial Southerly Aspect
- ✓ Carefully & Tastefully Restored
- ✓ Period Features Retained
- ✓ Two Separate Receptions
- ✓ EPC Rating C

Driveway & Garage parking

## Key Information

- ✓ Council Tax: Band C
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: ADSL copper wire
- ✓ Mobile signal: Good

## Arrange a viewing

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Branch Manager  
Bedlington

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

We are offering traditional semi-detached family home, CIRCA 1914. The home has been thoughtfully and meticulously restored, with a careful balance of modern function and retainment of its period features.

You are presented with a wonderful warm atmosphere from the moment you step inside; the choice of classic colour palettes, excellent use of lighting and the restoration of vintage fitments, all bring this Edwardian property back to life. The home has undergone many quality upgrades, offering a perfect blend of character and practicality.

The property features an intuitive floor plan dispersed over two levels. Upon entry, an impressive hall with decorative corbels, balustrades and wall panelling, provides access to all ground floor rooms: Two ambient separate reception rooms; an equipped kitchen with stable door. The sun room, a later addition to the home, allows you sit back and enjoy the beauty of the substantial South facing rear garden in immense privacy.

The upper floor presents three generously sized bedrooms, two of which offer attractive period feature fire surrounds. A large four piece suite bathroom with an exposed ceiling beam completes the first floor accommodation.

The depth and size of the rear garden cannot be appreciated unless seen. The substantial creative landscape is abundant in perennial plants and shrubs -this area provides a great opportunity for those wishing to cultivate or families that relish outdoor activities.

A single attached garage and driveway allow for parking and additional storage.

Second to none attention to detail - a must credit must be given to the seller for this beautiful home on offer.

The local amenities which Bedlington has to offer are all just along the road and the countryside walks of Gallagher Park are virtually on the doorstep. Good road links onto the A189 Spine Road, great access to the Bedlington train station.

Please contact the local sales team to setup an appointment to view.

Council Tax Band: C

Tenure: Freehold

Price: Offers In The Region Of £220,000

Property Type: Terraced House

Parking: Driveway & Garage

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: ADSL copper wire

Mobile signal coverage: Good

## Entrance Porch

1.43m x 1.28m (4'8" x 4'2")

An attractive entrance door opens into the lobby. An inner door opens into the main hall.

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## Hall

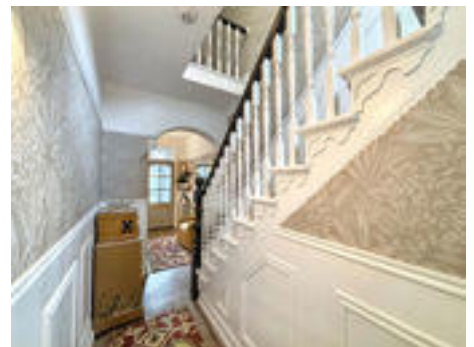
A brilliant introduction to the home. Tastefully decorated and retaining period features: decorative corbels, balustrades, newel post, wall panelling, original doors. Access into the two separate reception rooms, kitchen and sunroom. Storage cupboard, central heating radiator.

The staircase is split level and takes you to the first floor accommodation.

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## Additional Hall Image



## Another Hall Image



## Reception One

4.73m x 3.96m (15'6" x 12'11")

A lovely room. Situated to the front with a bay window, feature fire surround, dado rail, alcoves and central heating radiator.



## Additional Reception One Image



## Reception Two

3.16m x 3.87m (10'4" x 12'8")

A peaceful feeling room, located to the rear. Storage cupboard, feature fire surround, central heating radiator and double glazed window with a rear garden outlook.



## Additional Reception Room Image



## Kitchen

3.16m x 3.06m (10'4" x 10'0")

Located to the rear with a stable door providing access into the sunroom.

Fully equipped with a range of units with brass hinges and handles, ceramic sink unit, built-in appliances and a stove cove with feature lighting and tiling. Double glazed window to the side elevation, central heating radiator.



## Additional Kitchen Image



## Another Kitchen Image



## Sun Room

*2.94m x 1.08m (9'7" x 3'6")*

This is a brilliant space to sit back and relax - offering an immense amount of privacy due to the size and situation of the private rear garden.

Double glazed windows and doors.



## First Floor Landing

Split level. Firstly, offering access into the bathroom and then onwards to the main landing and the three bedrooms.



## Bathroom

*3.42m x 3.25m (11'2" x 10'7")*

A generous sized room located at the rear. The space has been sympathetically and consciously designed. The suite is four piece, comprising: low level WC, pedestal wash hand basin, cast iron bath and a walk-in shower cubicle. An exposed ceiling beam is a wonderful feature. Double glazed window to the side elevation.



## Additional Bathroom Image



## Additional Landing Image



## Bedroom One

3.39m x 3.40m (11'1" x 11'1")

A double room situated to the rear. Built-in mirror wardrobes, double glazed window and central heating radiator. A period fire surround with tiled inset and hearth makes a lovely main feature to the room.



## Additional Bedroom One Image



## Fire Surround



## Bedroom Two

4.18m x 3.20m (13'8" x 10'5")

Another double room situated to the front with a double glazed window, built-in storage and another period feature fire surround with tiled inset and hearth.



## Feature Fire Surround



## Bedroom Three

3.07m x 2.16m (10'0" x 7'1")

A respectable sized single room, located at the front. Double glazed window and central heating radiator.



## Another Bedroom Three Image



## Outside

The rear garden is not only substantial in size it also boasts a brilliant Southerly aspect, with an abundance of big skies!

Side and rear patio areas. Large lawn with attractive borders boasting an array of pretty perennial plants and shrubs and fruit trees. There is further paved area located at the head of the garden which could offer an variation of uses.

The front garden is low maintenance and front path has attractive tiling, in-keeping with the property's era.



## Another Outside Image



## Another Garden Image



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## Front External



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## Another Front Outside Image

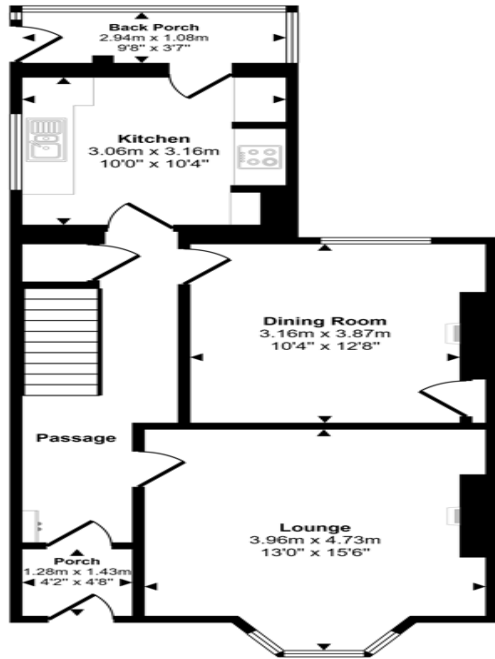


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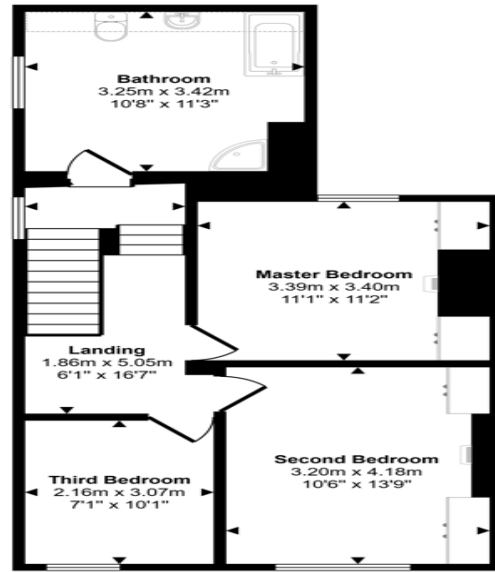
## Agent's Notes

Please speak with the local team for a list of the upgrades made.

Approx Gross Internal Area  
114 sq m / 1230 sq ft



**Ground Floor**  
Approx 59 sq m / 631 sq ft



**First Floor**  
Approx 56 sq m / 599 sq ft

☐ Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	70	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

Victoria Terrace, Bedlington, Bedlington, Northumberland, NE22 5QE

Contact your local branch today for more information on this property:

**17-18 Market Place, Bedlington, Tyne & Wear, NE22 5TN, Tel: 01670 568097,  
bedlington@pattinson.co.uk, www.pattinson.co.uk**

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