

# RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

**34 LILY AVENUE BEDLINGTON NE22 5BB**



- FOUR BEDROOMS
- FREEHOLD
- COUNCIL TAX BAND A

- SEMI DETACHEDHOUSE
- EPC RATING TBC
- MAINS GCH/ELECTRIC/WATER,DRAINAGE & SEWERAGE

**Price £125,000**

# 34 LILY AVENUE BEDLINGTON NE22 5BB

Welcome to this semi-detached house located on Lily Avenue in Bedlington. This delightful property boasts four bedrooms, making it an ideal home for families or those seeking extra space. The layout includes three well-proportioned reception rooms, providing ample room for relaxation, entertaining, or even a home office.

The house is ideally situated, offering a pleasant environment with convenient access to local amenities and transport links. The off-street parking for one vehicle adds to the convenience of this lovely home.

With its generous living space and practical features, this property presents a wonderful opportunity for anyone looking to settle in a community. Whether you are a first-time buyer or looking to upgrade, this semi-detached house on Lily Avenue is sure to meet your needs. Don't miss the chance to make this charming residence your new home.

## GROUND FLOOR

### PORCH

Entered via a double glazed door.

### HALLWAY

Two double glazed windows, radiator, storage cupboard.



### LOUNGE

12'6 x 13'6 (3.81m x 4.11m)

Double glazed window, radiator, fire surround with a gas living flame fire inset, coving.



# 34 LILY AVENUE BEDLINGTON NE22 5BB

## DINING ROOM

13' x 11'6 (3.96m x 3.51m)

Double glazed window, radiator, coving.



## KITCHEN

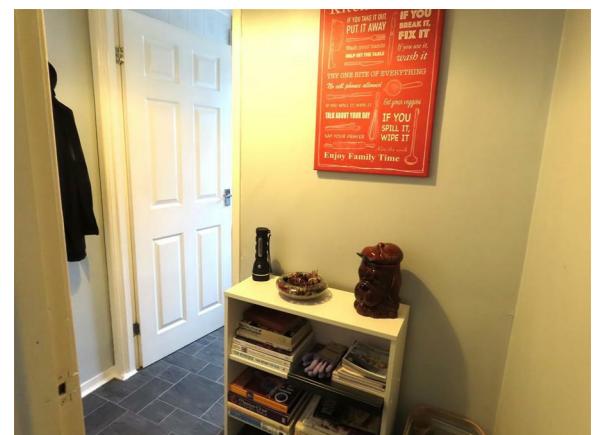
11'3 x 6'6 (3.43m x 1.98m)

Galley style kitchen with a range of wall, base and drawer units and work tops, gas hob, eye level oven, sink with drainer and mixer tap, double glazed window, tiled splash back.



## INNER LOBBY

Double glazed door to the garden.



# 34 LILY AVENUE BEDLINGTON NE22 5BB

## UTILITY ROOM/WC

Double glazed window, low level wc, wash hand basin, plumbed for washing machine, tiled walls.



## STUDY

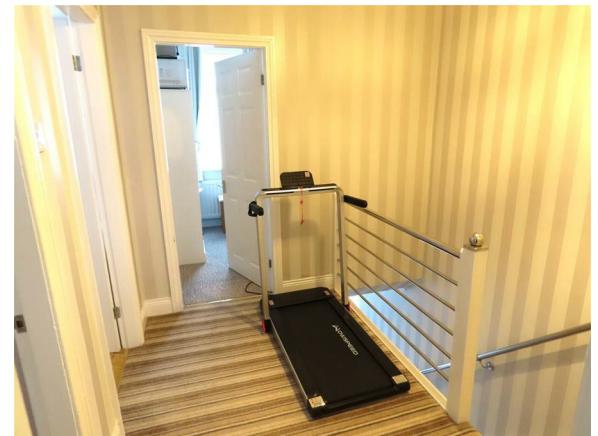
8'2 x 8'9 (2.49m x 2.67m)

Double glazed window, radiator.



## FIRST FLOOR LANDING

Access to the loft.



# 34 LILY AVENUE BEDLINGTON NE22 5BB

## BEDROOM ONE

12'2 x 12'4 (3.71m x 3.76m)  
Double glazed window, radiator.



## DRESSING ROOM

12'4 x 6'3 (3.76m x 1.91m)  
Range of fitted wardrobes, radiator, double glazed window.



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## SHOWER ROOM

9' x 6'4 (2.74m x 1.93m)

Double glazed window, radiator, shower cubicle, low level wc, wash hand basin, tiled walls.



## BEDROOM TWO

12'1 x 12'4 (3.68m x 3.76m)

Double glazed window, radiator.



## BEDROOM THREE

Double glazed window, radiator.

# 34 LILY AVENUE BEDLINGTON NE22 5BB

## BEDROOM FOUR

9'1 x 8'2 (2.77m x 2.44m/0.61m)

Double glazed window, radiator.



## EXTERNALLY

### FRONT

Garden and drive to the front.



### REAR

Enclosed fenced garden to the rear.



# 34 LILY AVENUE BEDLINGTON NE22 5BB

## MORTGAGES

Why not make an appointment to speak to our Independent Mortgage Adviser?

## PLEASE NOTE:

Your home may be repossessed if you do not keep up repayments on your mortgage.

McKenzie Financial Services Ltd will Pay Rickard 1936 Ltd a referral fee on completion of any mortgage application

## TENURE:

WE UNDERSTAND THE PROPERTY IS FREEHOLD. HOWEVER, WE ARE NOT QUALIFIED TO VERIFY THE TENURE ON ANY PROPERTY AND YOUR SOLICITOR SHOULD BE CONSULTED REGARDING THIS.

## STANDARD INFORMATION

These particulars are produced in good faith, and are set out as a general guide only, they do not constitute part or all of an offer or contract.

The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. No apparatus, equipment, fixtures, fittings or services have been tested and it is the buyer's responsibility to seek confirmation as to the working condition of any appliances.

Fixtures and fittings that are specifically mentioned in these particulars are included in the sale, all others in the property are specifically excluded.

Photographs are produced for general information and it must not be inferred that any item is included for sale within the property.

## MATERIAL INFORMATION ASHINGTON

Material information is no substitute for professional advice, and consumers should be aware that the information collected may not accurately reflect the full extent of the property condition which would be covered through a home survey.

Efforts have been made to ascertain as much information as possible with regards to material information but this information is not exhaustive and cannot be fully relied upon, purchasers will need to seek further clarification from their legal advisor.

Electricity Supply - Mains

Water Supply - Mains

Sewerage Supply - Mains

Heating - Mains GCH

Broadband - Available - Including Ultrafast broadband. (Ofcom Broadband checker Feb 2026)

Flood Risk - River and Sea - Low Risk

Planning Permission - There are currently no planning permission for 34 Lily Avenue

<https://publicaccess.northumberland.gov.uk/online-applications/simpleSearchResults.do?action=firstPage>

Coalfield & Mining Areas - The Coal Authority indicate that this property is located on coalfield. Your legal advisor will be able to advise you of any implications of this.

There has been no failed transactions on the property, please contact us should you wish further information.

## VIEWING

BY APPOINTMENT WITH OUR ASHINGTON OFFICE (01670) 812145/ashington@rickard.uk.com FILE NO: 6624A

## MORTGAGE

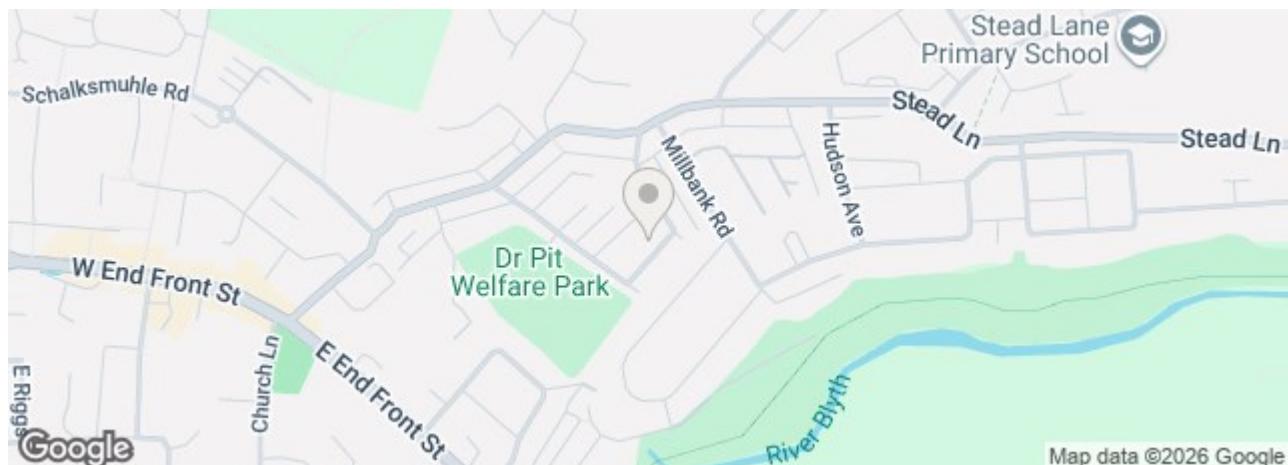
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## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		



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