

RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

WEST STREET BELFORD NE70 7QF



- Charming 3 Bedroom Stone Built End Terrace
- 2 Reception Rooms, 3 Bathrooms
- Superb Village Location
- Council Tax Band: D
- Services: Mains Gas, Electric, Water & Drainage

- Characterful Accommodation
- Gardens, Detached Double Garage With Studio Above
- EPC Rating: C
- Tenure: Freehold

Price £325,000

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Situated in the heart of the popular Northumberland village of Belford, this charming three bedroom stone built end of terrace home offers an appealing combination of character, generous living space and excellent additional accommodation.

The well proportioned accommodation briefly comprises an entrance hall, ground floor shower room/WC, comfortable living room, separate dining room and kitchen. To the first floor are three bedrooms, with the master bedroom benefiting from its own ensuite shower room/WC, together with a family bathroom.

Externally, a particular highlight of the property is the beautiful, well established garden, located just across the rear lane and offering a lovely private space for relaxing and entertaining. Also included is a detached double garage with a spacious studio above, providing highly versatile additional space with excellent potential for use as a home office, hobby room or ancillary accommodation, subject to any necessary consents.

Belford is a thriving and well served village offering an excellent range of everyday amenities, including a convenience store, cafés, pubs, restaurants, GP surgery, dentist, pharmacy and primary school. Ideally positioned just off the A1, the village provides convenient access to Alnwick and Berwick-upon-Tweed, as well as the spectacular Northumberland coastline. Bamburgh, Seahouses and Holy Island are all within easy reach, making this an excellent location for both everyday living and enjoying everything this beautiful part of Northumberland has to offer.

ENTRANCE HALL

Entrance door to the front elevation leading into a welcoming hallway with access to the ground floor shower room and lounge.

GROUND FLOOR SHOWER ROOM

Fitted with a suite comprising a wash hand basin set within a vanity unit, W.C. and a shower in cubicle. Double glazed window to the rear elevation, radiator and extractor fan. Access to loft area above entrance hall.



LOUNGE

A cosy yet spacious reception room featuring an attractive inglenook fireplace, creating a lovely focal point to the room. Benefiting from windows to the front and rear elevations, allowing for plenty of natural light, together with radiators.



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ADDITIONAL IMAGE



DINING ROOM

Located off the living room, this versatile dining space features double glazed windows to the front elevation, radiator and staircase leading to the first floor accommodation. An ideal area for family dining and entertaining.



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KITCHEN

A galley style kitchen located off the dining room, fitted with a range of wall and base units with work surfaces incorporating a sink drainer unit with mixer tap. The kitchen includes a double oven, hob, plumbing for washing machine and dishwasher, together with a double glazed window to the rear elevation, radiator, useful understair storage cupboard and external door leading to the rear lane.



FIRST FLOOR LANDING

The first floor landing features double glazed windows to the front and rear elevations, allowing plenty of natural light, loft access and access to the three bedrooms and family bathroom.

BEDROOM ONE

A well proportioned double bedroom featuring a double glazed window to the front elevation, radiator and built in wardrobes providing useful storage space.



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ENSUITE

A spacious ensuite, fitted with a shower in corner cubicle, wc and wash hand basin, heated towel rail and radiator and extractor fan. There is also an airing cupboard with hot water tank and a useful bench with storage under.



ADDITIONAL IMAGE



BEDROOM TWO

A further, well proportioned bedroom positioned to the rear of the property, featuring a double glazed window overlooking the rear elevation, radiator and built in wardrobes with dressing table providing useful storage.



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BEDROOM THREE

A single bedroom featuring a double glazed window to the front elevation, radiator and built in wardrobes with drawers providing useful storage space. An ideal room for a child's bedroom, guest room or home office.



BATHROOM/WC

Fitted with a suite comprising low level W.C., wash hand basin and panelled bath. The room benefits from tiling to the walls, heated towel rail, radiator and extractor fan.



EXTERNALLY

To the rear of the property is a beautiful, well-established garden situated across the rear lane. Stone steps lead to an enclosed garden with elevated views over the surrounding countryside (please note there is currently a residential development under construction on land to the east of the property). The garden is mainly laid to lawn with raised, mature borders, large, stone patio area which is perfect for outdoor dining and entertaining, a greenhouse and a variety of established planting, creating a lovely outdoor space to enjoy.



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ADDITIONAL IMAGE



STUDIO

Accessed via steps from the garden, leading to a patio terrace with large double glazed patio doors providing access to this versatile space and enjoying a lovely outlook. The room benefits from two double glazed windows to the front elevation, fitted storage to one wall, loft access and a separate W.C. with wash hand basin. Offering excellent potential for a variety of uses including a home office, studio, hobby room or ancillary accommodation (subject to any necessary consents).



DOUBLE GARAGE

Situated beneath the studio, the detached double garage benefits from a remote-controlled sectional insulated door, together with power and lighting. Offering excellent storage, workshop or parking facilities.



SOLAR PANELS

The property benefits from owned solar photovoltaic panels installed on the south-facing roof, providing a sustainable source of electricity and helping to improve the home's overall energy efficiency.

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FINANCIAL ADVICE

Why not take the next step toward securing the best mortgage deal for you by booking an appointment with Brian Boland, our experienced Independent Mortgage Adviser at McKenzie Financial Services LTD?

With years of industry experience and a wealth of knowledge, Brian has helped countless customers save money and make confident, informed choices when it comes to their mortgage. Whether you're a first-time buyer, moving home, or looking to remortgage, Brian will provide tailored advice to suit your unique needs and guide you through the entire process from start to finish.

Let's work together to find the right mortgage solution for you—get in touch today and take that first step towards a better deal!

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 upon the successful completion of any mortgage application.

FLOOR PLAN

This plan is not to scale and is for identification purposes only.

GOOGLE MAPS - GENERAL NOTE

If you are using Google Maps, satellite or Street View please be aware that these may not show any new development in the area of the property.

TENURE & COUNCIL TAX BAND

We have been advised that the property is Freehold.

We cannot verify the Tenure of the property as we do not have access to the documentation. Purchasers must ask their legal advisor to confirm the Tenure.

GENERAL 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.

As the agent we have not sought to verify the legal title of the property and verification must be obtained from a solicitor.

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.

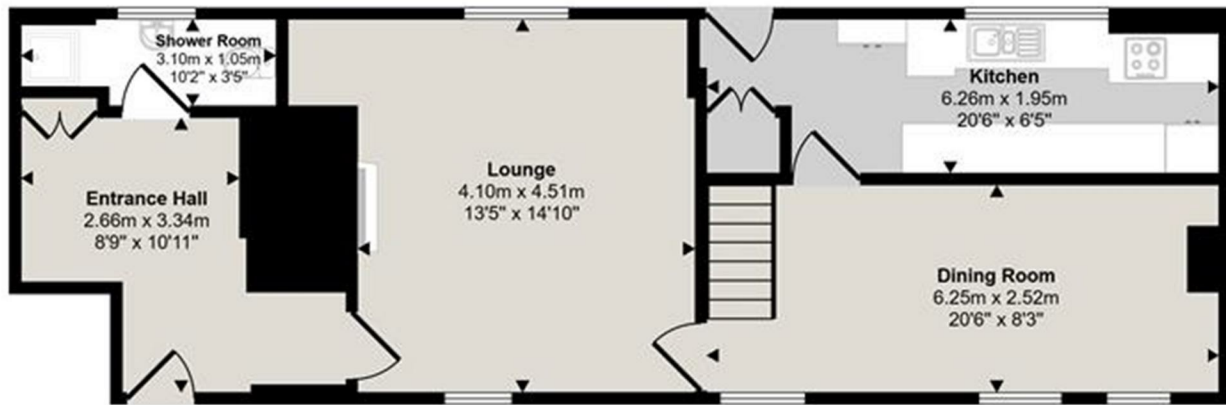
VIEWING ARRANGEMENTS

BY PRIOR ARRANGEMENT THROUGH OUR MORPETH OFFICE (01670) 513533

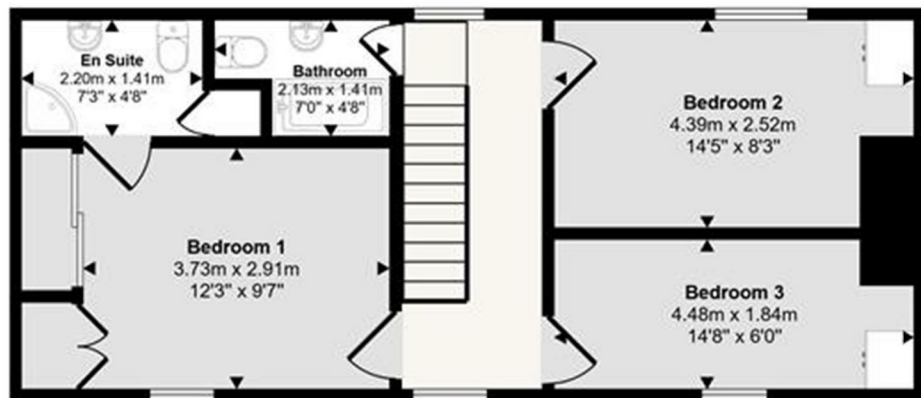
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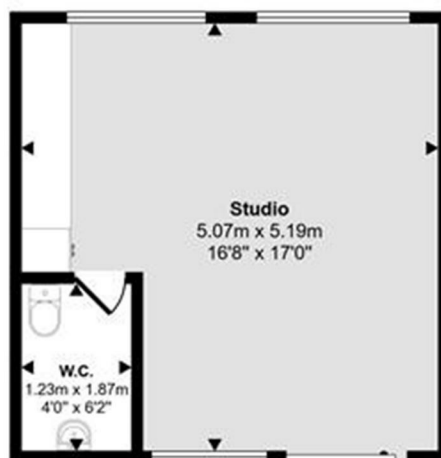
Approx Gross Internal Area
140 sq m / 1507 sq ft



Ground Floor
Approx 65 sq m / 699 sq ft



First Floor
Approx 49 sq m / 532 sq ft



Outbuilding
Approx 26 sq m / 276 sq ft

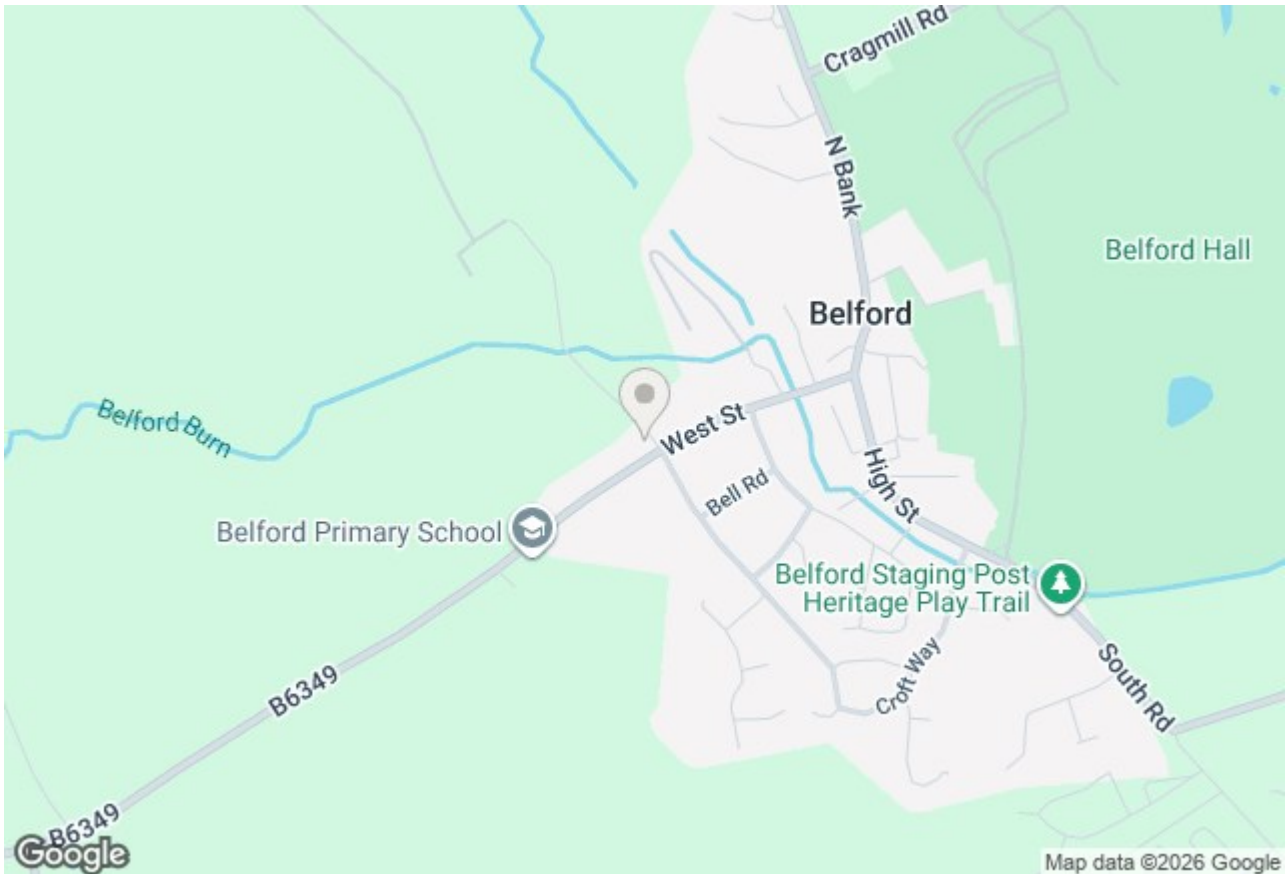
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the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

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ 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 CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



www.rickard.uk.com

Registered in England company number 6314212

VAT registration number 175 8808 19

Regulated by RICS

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