

# BRUNTON

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## RESIDENTIAL



**BELSAY BRIDGE, BELSAY, NE20**

**£375,000**



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A charming terraced house set in the village of Belsay, just a short distance from Ponteland. This well-presented home offers three good-sized bedrooms, with the principal bedroom benefiting from an en-suite shower room and built-in wardrobes. The property enjoys an open-plan kitchen/diner, and also features a rear garden and a garage for added convenience.

Located in Belsay Bridge, this home enjoys a peaceful countryside setting with easy access to local amenities including Belsay Shop, Belsay Hall, Belsay Primary School and the Blacksmiths Coffee Shop. Excellent road links ensure a straightforward commute to Newcastle city centre.



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Upon entering, you are welcomed into an entrance hall, with ample storage, access to the ground floor WC and a door that leads to a spacious lounge. The lounge features an inglenook fireplace and double doors that open into the expansive kitchen/diner at the rear. The kitchen is modern and well-equipped, with Quartz worktop surfaces, integrated appliances, and windows and doors offering lovely views and access to the rear garden.

Ascending to the first floor, there are three well-appointed bedrooms. The principal bedroom benefits from built-in wardrobes and an en-suite shower room. Completing the layout is the second bedroom with fabulous views, and the third bedroom/office. These rooms are served by a family bathroom, complete with a bath, overhead shower, and wash basin.

At the front, the property enjoys a low-maintenance gated lawned area with shrubs and a pathway leading to the entrance. To the rear, the enclosed garden is mainly laid to lawn, complemented by a paved seating area. A gated pathway provides access to the driveway and a detached garage, offering additional storage and parking options.





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TENURE : Freehold

LOCAL AUTHORITY : Northumberland  
County Council

COUNCIL TAX BAND : D

EPC RATING : B



All measurements are approximate and are for illustration only.  
Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		100
(92 plus) A		
(81-91) B	84	
(69-80) C		
(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 (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	