



## Dinningside

Belford

- Detached bungalow
- No chain
- Three bedrooms
- Two reception rooms
- Off-street parking
- EPC Rating D

Guide Price **£199,950**

01665 510 044  
3-5 Market Street, Alnwick, NE66 1SS

ROOK  
MATTHEWS  
SAYER

[www.rookmatthewssayer.co.uk](http://www.rookmatthewssayer.co.uk)  
[alnwick@rmsestateagents.co.uk](mailto:alnwick@rmsestateagents.co.uk)



# 17 Dinningside, Belford Northumberland, NE70 7NP

This detached bungalow is pleasantly situated without being overlooked by other properties and has a drive to one side, and gardens that continue around the other side from the front to the rear. The internal accommodation offers a regular layout with most rooms leading off the central hall, and a kitchen extension to the rear. This is a fantastic opportunity for a buyer to remodel the existing property and extend and develop to suit their personal preferences. The rooms are well-proportioned and some buyers may consider the prospect of converting the attic space. The drive at the side also lends itself to parking for a caravan or motorhome.



With a market square and medieval cross at its centre, the ancient village of Belford is popular base for tourists visiting North Northumberland and the delights of the coastline with its sandy beaches and imposing castles. Known historically as a coaching village, Belford still retains its popularity as a place to stay, with its proximity to the A1 and positioned between tourist attractions at the coast and inland to the Northumberland National Park.

## ENTRANCE VESTIBULE

Entrance door | Coving to ceiling | Door to hall

## HALL

Radiator | Doors to; bedrooms, bathroom, W.C., and lounge

## LOUNGE 14' 11" x 12' 11" (4.54m x 3.93m)

Double glazed bay window | window to side | Tiled fireplace with an open fire | Coving to ceiling

## DINING ROOM 12' 6" x 11' 6" (3.81m x 3.50m)

Double glazed window | Tiled fireplace | Storage cupboard | Shelved cupboard

## KITCHEN 18' 4" x 8' 1" (5.58m x 2.46m)

Double glazed windows | Radiator | Laminate floor | Wall mounted central heating boiler (gas combi- Worcester boiler installed approx. 2006) | Storage cupboard | Fitted units incorporating; stainless steel sink, space for washing machine, space for gas cooker

## CONSERVATORY 7' 6" x 7' 3" (2.29m x 2.21m)

Double glazed windows and door | Door to kitchen

## BEDROOM ONE 13' 0" x 11' 0" (3.96m x 3.35m)

Double glazed window | Radiator

## BEDROOM TWO 12' 7" x 9' 11" (3.83m x 3.02m)

Double glazed window | Double glazed window to side | Radiator

## BEDROOM THREE 9' 7" x 7' 8" (2.92m x 2.34m)

Double glazed window | Radiator

## SHOWER ROOM

Double glazed frosted window | Walk-in shower with mains powered shower and wet wall panels | Pedestal Wash-hand basin | Radiator





**W.C.**

Double glazed frosted window | Low level W.C. | Loft access hatch

**FRONT AND SIDE GARDEN**

Mainly laid to lawn | Drive | Fenced and hedge boundaries | Planted shrubs and bushes

**REAR GARDEN**

Mainly laid to lawn | Fenced boundaries | Access to the side and front of property

**PRIMARY SERVICES SUPPLY**

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS GAS

Broadband: NONE

Mobile Signal Coverage Blackspot: NO

Parking: DRIVEWAY

**MINING**

The property is not known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and confirmation should be sought from a conveyancer as to its effect on the property, if any.

**TENURE**

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser.

**AGENT'S NOTE**

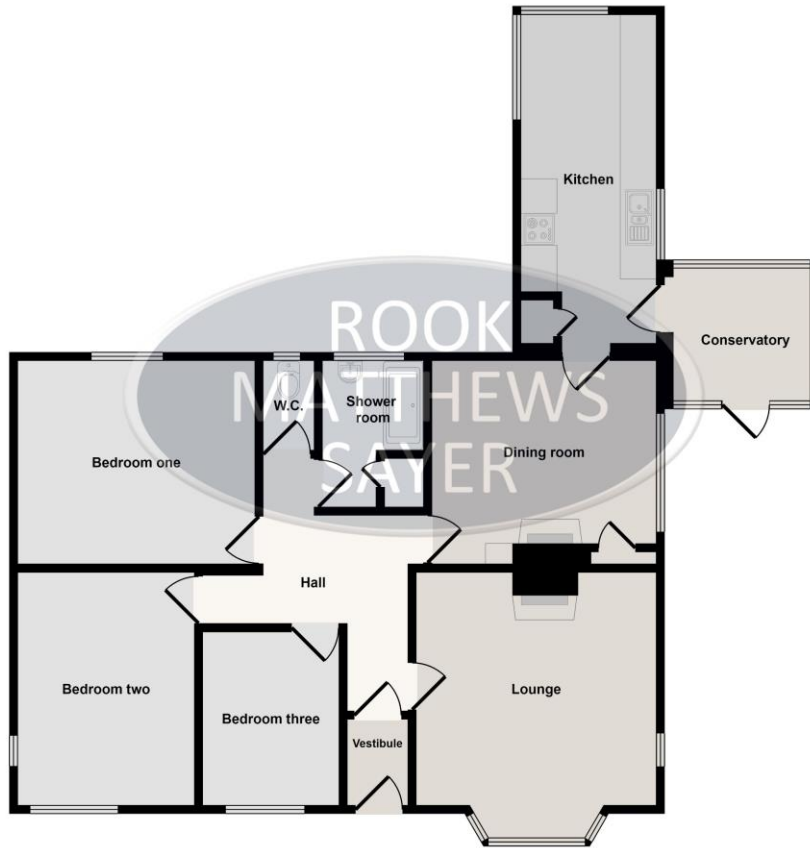
It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you accordingly.

**COUNCIL TAX BAND C | EPC RATING D**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

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Floorplan

VERSION 1

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.

**Important Note:** Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and 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. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.

**Money Laundering Regulations** – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

**16 Branches across the North-East**

