



The Croft

Bellingham

- Stone Mid Terrace
- Three Bedrooms
- Garage
- Rear Yard with Outbuilding
- Rural Location and Views
- Ground Floor Shower Room

Guide Price: **£ 195,000**

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The Croft, Bellingham

PROPERTY DESCRIPTION

We are delighted to bring this attractive stone built, three bedroom, mid terrace property with garden, garage and outhouse to the market on the outskirts of Bellingham.

The property is entered via the large entrance hallway with ample space for cloaks or hallway furniture, from the hallway the property gives access to the first floor via the prominent staircase with traditional wooden ballustrade, ground floor shower room and ground floor reception rooms. The door way from the hallway leads into the dining room, this room has been opened up into the lounge at the front of the property by means of a large square archway, creating a large dual aspect living space. The front elevation offers patio doors to the SW facing patio and garden, aswell as feature fireplace. Leaving the dining room at the rear takes us into the kitchen with deep pantry cupboard and windows over the rear yard.

Heading up to the first floor, you will reach a spacious landing area with corner storage cupboard, door to family bathroom at the rear elevation as well as the three bedrooms, the two larger rooms both with floor to ceiling fitted storage cupboards.

Externally the property offers a timber garage with electric roller shutter door, rear yard with attached outbuilding housing the oil fired combi boiler. To the front, as mentioned above, the property offers South West facing patio and garden space enjoying the Summer sunshine late into the evening.

The Croft is a well presented traditional stone built terrace of 8 dwellings on the Southern edge of Bellingham village in the North Tyne region of Northumberland. The property has good access to the village's amenities such as small supermarket, Post office, chemist, public houses and local hotel with leisure facilities as well as the abundance of rural and riverside walks. Bellingham offers good road access to Kielder, Hexham and Newcastle with all of the facilities they offer respectively.

We think the property would suit a number of buyers and we would recommend an early viewing to avoid disappointment.

INTERNAL DIMENSIONS

Lounge: 13'7 into alcove x 12'11
Dining Room: 14'4 x 14'7 into alcove
Kitchen: 14'2 x 9'6
Shower Room: 6'0 x 6'9 into shower recess
Bathroom: 7'10 x 6'0
Bedroom 1: 12'11 into robes x 12'0 into alcove
Bedroom 2: 14'3 x 12'4 into robes
Bedroom 3: 9'0 x 7'3

PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Oil
Broadband: Not currently connected
Mobile Signal / Coverage Blackspot: No
Parking: Garage

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

COUNCIL TAX BAND: C

EPC RATING: D

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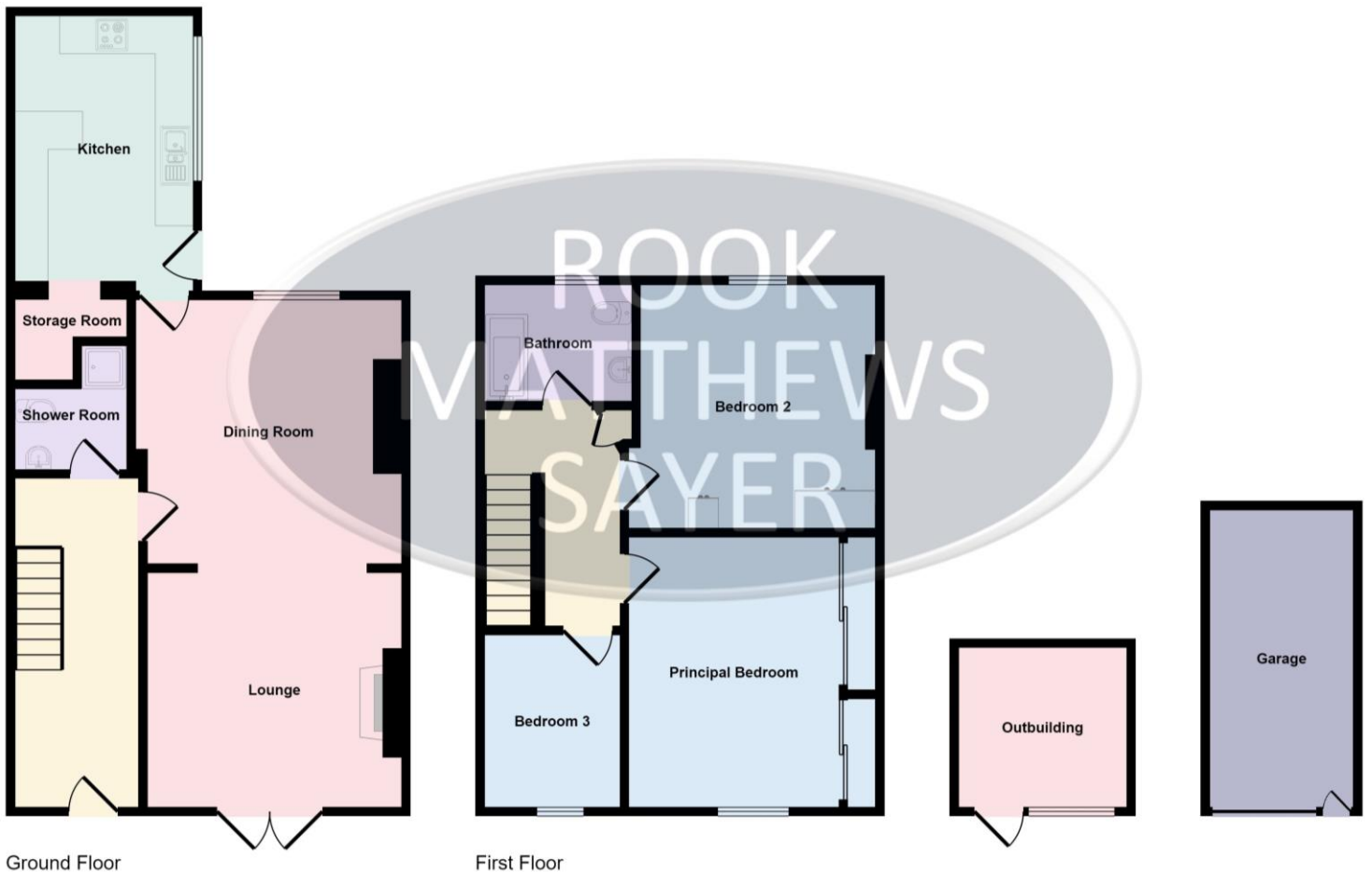
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The Croft, Bellingham



Ground Floor

First Floor

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