



Brookside Place

Bellingham

- Character Cottage
- Two Bedrooms
- Original Features
- Village Location
- Rear Yard
- No Forward Chain

Offers in the Region of **£ 160,000**

01434 601616
46 Priestpopple, Hexham, NE46 1PQ

ROOK
MATTHEWS
SAYER

www.rookmatthewssayer.co.uk
hexham@rmsestateagents.co.uk

Brookside Place, Bellingham

PROPERTY DESCRIPTION

Charming stone-built period cottage in the heart of Bellingham, ideal as a holiday home, holiday let, combination of both or as a main residence.

Tastefully presented with character features, complemented by modern day conveniences such as upvc double glazing and oil central heating.

The hub of the house is unquestionably the welcoming open plan living room with its expensive composite front door with diamond shaped leaded double glazed insert. Other features in this room include inglenook style fireplace housing a cast iron wood burning stove and connecting staircase to the first floor.

The rest of the layout comprises: 15 feet kitchen with range of cabinets and built in cooking appliances; landing; two bedrooms; fully tiled bathroom / WC with matching tiled flooring and mains shower over bath. Externally there is a rear yard with a brick built storage shed.

Bellingham village sits in rural Northumberland astride the North Tyne River with all of the usual village amenities including schooling, doctor's surgery, shops, sports club and public houses. The rural setting makes it ideal for those who enjoy an evening stroll in the country or riverside.

INTERNAL DIMENSIONS

Living Room 15'1 x 15'0 into alcoves (4.6m x 4.57m)

Kitchen 13'1 x 5'10 (3.99m x 4.83m)

Bedroom One 15'0 x 9'11 max (4.57m x 3.02m)

Bedroom Two 15'0 x 7'5 max (4.57m x 2.26m)

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Oil

Broadband: Fibre

Mobile Signal / Coverage Blackspot: No

Parking: On Street

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.

RISKS

Flooding in last 5 years: No

Risk of Flooding: Zone 3

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: Deleted

EPC RATING: D

HX00006397.BJ.BJ.25.11.24.V.1.1

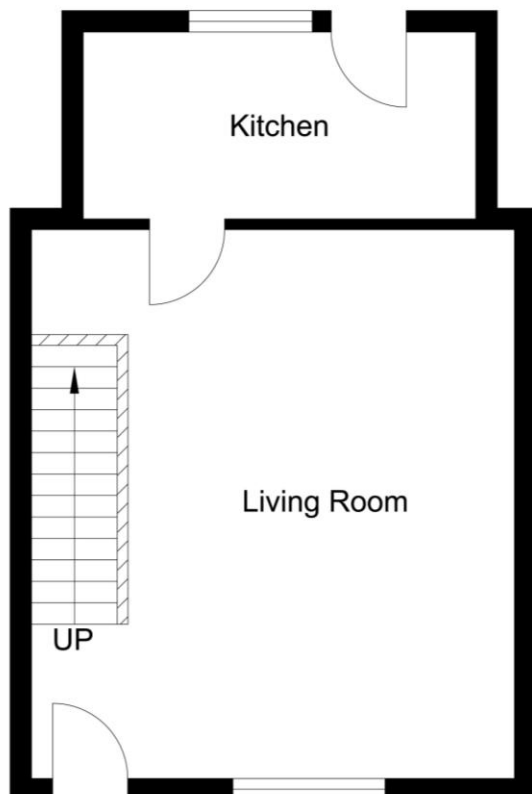
Important Note: Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements 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.

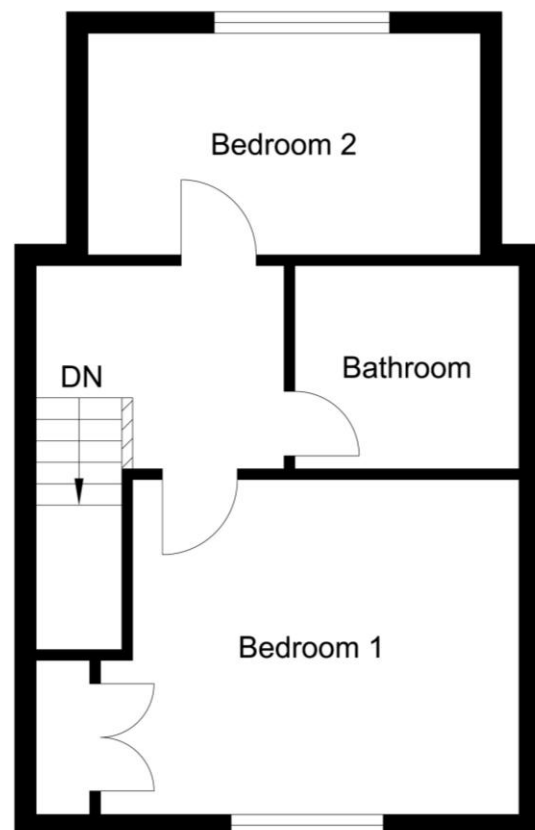
16 Branches across the North-East



Brookside Place, Bellingham



Ground Floor



First Floor

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

