



52 The Meadows

Belford, Northumberland, NE70 7NZ

Offers Over £175,000

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Located in this popular residential area in Belford, this immaculate three bedroom semi-detached house presents ideal family living accommodation which has been extended at the rear and has pleasant views to the rear of a park. The house has the benefits of full double glazing and gas central heating.

The well presented interior comprises of a large living room with an attractive fireplace with a gas fire, doorway from the living room into the sun room extension, which has access into the rear garden through double French doors. Well appointed kitchen/breakfast room with a superb range of beech units with built-in appliances. On the first floor are three good sized bedrooms and a modern bathroom. The house has been maintained to a very high standard, creating accommodation that is ready to walk into.

Lovely landscaped gardens at the front and rear, with well stocked flowerbeds and shrubberies, lawns, a vegetable plot and rear garden has a timber shed and a greenhouse.

Belford is known for its friendly community and beautiful surroundings, within a short drive to the beautiful coastline with some of the best beaches in the country and excellent road links both north and south. Belford has excellent facilities including a supermarket, independent shops, public houses, cafes, doctors and a primary school.

Whether you are a first-time buyer or looking to settle down, this house in Belford is certainly worth considering. Contact our Wooler office to arrange a viewing.



Entrance Hall

6' x 9'4 (1.83m x 2.84m)

Partially glazed entrance door giving access to the hall, which has stairs to the first floor landing with an understairs cupboard. A cloaks hanging area, a central heating radiator, a telephone point and one power point.

Kitchen/Breakfast Room

11'4 x 8'8 (3.45m x 2.64m)

Fitted with a superb range of beech wall and floor kitchen units with granite effect worktop surfaces. Wall mounted central heating boiler, a stainless steel sink and drainer below the window to the side and a partially glazed entrance door to the rear garden. Built-in oven, four ring gas hob with a cooker hood above. Plumbing for an automatic washing machine, a central heating radiator and seven power points.

Living Room

17'9 x 12'5 (5.41m x 3.78m)

A spacious reception room with a window at the front and an attractive fireplace with an oak surround, tiled inset, marble hearth and a coal effect gas fire. Built-in shelved alcove at the side of the fireplace with cupboard space below. Two central heating radiators and eight power points.

Sunroom

10'2 x 9'3 (3.10m x 2.82m)

A multifunctional room with double French doors giving access to the rear garden and a window to the side. Central heating radiator, recessed ceiling spotlights and eight power points.

First Floor Landing

10'4 x 2'8 (3.15m x 0.81m)

Access to the loft, a window at the front and one power point.

Bedroom 1

10'7 x 12'6 (3.23m x 3.81m)

A generous double bedroom with a window at the rear with open views over the surrounding areas and the football pitch.

Built-in shelved cupboard, a central heating radiator, a television point and five power points.

Bedroom 2

8'9 x 8'5 (2.67m x 2.57m)

Another double bedroom with a window at the rear, a central heating radiator and three power points.

Bathroom

8'11 x 7'4 (2.72m x 2.24m)

Fitted with quality white three-piece suite which includes a toilet, a wash hand basin below the frosted window at the side of the house and a bath with an electric shower and screen above. Central heating radiator.

Bedroom 3

6'8 x 10'9 (2.03m x 3.28m)

A good sized single bedroom with a window at the front, a central heating radiator and two power points.

Garden

Attractive lawn garden with well stocked flowerbed surrounds. Good sized garden at the rear with a timber garden shed with power, a greenhouse and a lawn with flowerbeds and a vegetable plot.

General Information

Full double glazing.

Full gas central heating.

All fitted floor coverings are included in the sale.

Tenure - Freehold.

Council Tax Band - A

Energy Rating - TBC.



GROUND FLOOR
468 sq.ft. (43.5 sq.m.) approx.



1ST FLOOR
378 sq.ft. (35.1 sq.m.) approx.



TOTAL FLOOR AREA: 847 sq.ft. (78.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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