

# RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

## 5 BELFORD MEADOWS PORTLAND ESTATE ASHINGTON NORTHUMBERLAND NE63 8SH



- FOUR BEDROOMS
- SOUGHT AFTER LOCATION
- COUNCIL TAX BAND C
- FREEHOLD PROPERTY

- DETACHED HOUSE
- EPC RATING C
- MAINS GCH/ELECTRIC/WATER,DRAINAGE & SEWERAGE
- LOVELY FAMILY HOME

**Price £280,000**

# 5 BELFORD MEADOWS PORTLAND ESTATE ASHINGTON NORTHUMBERLAND NE63 8SH

Nestled in the desirable Belford Meadows area of Portland Estate, Ashington, this charming detached house presents an excellent opportunity for families seeking a new home. With four bedrooms, this property is designed to accommodate the needs of modern family living.

As you enter, you will be greeted by a welcoming reception room that offers a perfect space for relaxation and entertaining guests. The house has been tastefully decorated throughout, creating a warm and inviting atmosphere that is both stylish and comfortable.

The well-appointed bathroom ensures convenience for the whole family, while the generous bedrooms provide ample space for rest and personalisation. The layout of the home promotes a sense of togetherness, making it an ideal setting for family gatherings and creating lasting memories.

Situated in a sought-after location, this property benefits from a great neighbourhood while still being close to local amenities. Whether you are looking to enjoy quiet evenings at home or explore the community, this house offers the best of both worlds.

In summary, this detached house in Belford Meadows is a perfect family home, combining space, style, and a prime location. Do not miss the chance to make this delightful property your own.

## GROUND FLOOR

### LOBBY

Entered via a double glazed door, radiator.

### LOUNGE

10'6 x 18'9 (3.20m x 5.72m)

Double glazed bay window, radiator.



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## DINING AREA

8'11 x 10'5 (2.72m x 3.18m)

Double glazed French doors, radiator.



## KITCHEN

9'6 x 12' (2.90m x 3.66m)

Double glazed window, tiled floor, storage cupboard, range of wall base and drawer units with complimenting work tops, one and half bowl sink with drainer and mixer tap, oven, hob with an extractor hood above, tiled splash back, down lights to the ceiling.

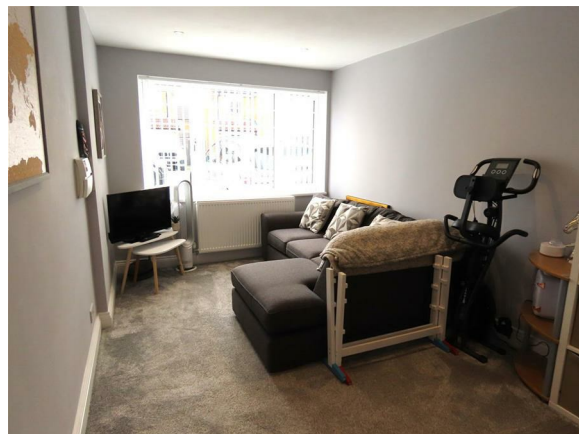
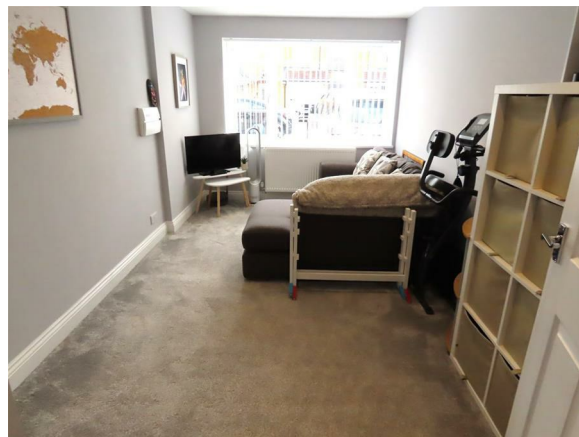


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## 2ND RECEPTION ROOM

5'11 x 8'11 (1.80m x 2.72m)

Double glazed window, radiator.



## UTILITY ROOM

6'2 x 9'1 (1.88m x 2.77m)

Double glazed door, base unit, sink with drainer and mixer tap, plumbed for washing machine, radiator, tiled floor.



## DOWNSTAIRS WC

Low level wc, wash hand basin, radiator, double glazed window, tiled floor.



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## FIRST FLOOR LANDING

Storage cupboard, access to the loft.



## BEDROOM ONE

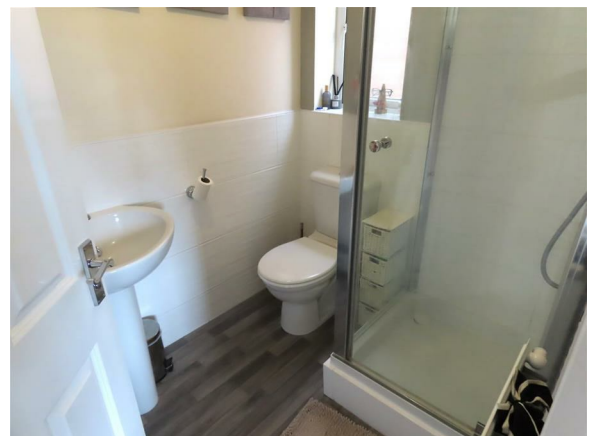
12'3 x 14'7 (3.73m x 4.45m)

Double glazed window radiator.



## EN-SUITE

Shower cubicle, low level wc, wash hand basin, tiled splash back, radiator.



# 5 BELFORD MEADOWS PORTLAND ESTATE ASHINGTON NORTHUMBERLAND NE63 8SH

## BEDROOM TWO

11'9 x 9'8 (3.58m x 2.95m)

Double glazed window, radiator.



## BEDROOM THREE

8'2 x 9'9 (2.49m x 2.97m)

Double glazed window, radiator.



## BEDROOM FOUR

9'5 x 5 upto wardrobes (2.87m x 1.52m upto wardrobes)

Double glazed window, radiator.



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## BATHROOM

6;7 x 6'10 (1.83m;2.13m x 2.08m)

Double glazed window, radiator, bath, low level wc. wash hand basin, tiled splash back.



## EXTERNALLY



# 5 BELFORD MEADOWS PORTLAND ESTATE ASHINGTON NORTHUMBERLAND NE63 8SH

## FRONT

Double drive to the front, side gate leading to the rear.



## REAR

Enclosed rear garden which is laid mainly to lawn with patio area, shrubs and borders, summer house.



## TENURE:

WE UNDERSTAND THE PROPERTY IS FREEHOLD. HOWEVER, WE ARE NOT QUALIFIED TO VERIFY THE TENURE ON ANY PROPERTY AND YOUR SOLICITOR SHOULD BE CONSULTED REGARDING THIS.

# 5 BELFORD MEADOWS PORTLAND ESTATE ASHINGTON NORTHUMBERLAND NE63 8SH

## MORTGAGES

Why not make an appointment to speak to our Independent Mortgage Adviser?

## PLEASE NOTE:

Your home may be repossessed if you do not keep up repayments on your mortgage.

McKenzie Financial Services Ltd will Pay Rickard 1936 Ltd a referral fee on completion of any mortgage application

## STANDARD INFORMATION

These particulars are produced in good faith, and are set out as a general guide only, they 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. No apparatus, equipment, fixtures, fittings or services have been tested and it is the buyer's responsibility to seek confirmation as to the working condition of any appliances.

Fixtures and fittings that are specifically mentioned in these particulars are included in the sale, all others in the property are specifically excluded.

Photographs are produced for general information and it must not be inferred that any item is included for sale within the property.

## MATERIAL INFORMATION ASHINGTON

Material information is no substitute for professional advice, and consumers should be aware that the information collected may not accurately reflect the full extent of the property condition which would be covered through a home survey.

Efforts have been made to ascertain as much information as possible with regards to material information but this information is not exhaustive and cannot be fully relied upon, purchasers will need to seek further clarification from their legal advisor.

Electricity Supply - Mains

Water Supply - Mains

Sewerage Supply - Mains

Heating - Mains GCH

Broadband - Available - Including Ultrafast broadband. (Ofcom Broadband checker April 2026)

Flood Risk - River and Sea - Low Risk

Planning Permission - There are currently No planning permission for 5 Belford Meadows

<https://publicaccess.northumberland.gov.uk/online-applications/simpleSearchResults.do?action=firstPage>

Coalfield & Mining Areas - The Coal Authority indicate that this property is located on coalfield. Your legal advisor will be able to advise you of any implications of this.

There has been no failed transactions on the property, please contact us should you wish further information.

## VIEWING

BY APPOINTMENT WITH OUR ASHINGTON OFFICE (01670) 812145/ashington@rickard.uk.com. FILE NO 6646A

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MORTGAGE

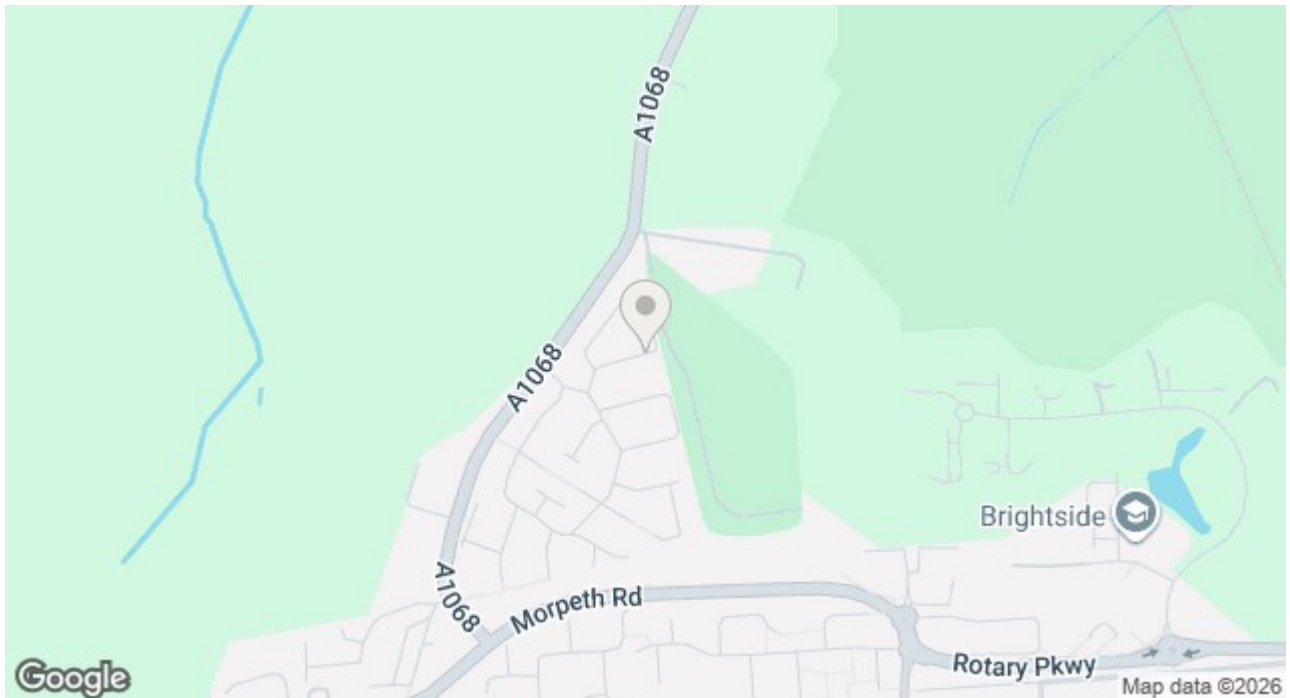
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# Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>	<b>80</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		



[www.rickard.uk.com](http://www.rickard.uk.com)

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