



West Street| Belford | NE70 7QP

£340,000

A charming three-storey mid-terraced house situated in the heart of the sought-after village of Belford, ideally located between the Northumberland coast and countryside. Offering flexible accommodation including three double bedrooms, one with en-suite facilities, a spacious living room, dining kitchen, utility room, and a large sun terrace with far-reaching views. Benefiting from an enclosed rear garden, no onward chain, and a holiday-let history, this versatile property would make an excellent main residence, second home, or investment opportunity.

RMS | Rook
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Sayer



THREE STOREY MID TERRACED HOUSE

**THREE DOUBLE BEDROOMS,
ONE WITH EN SUITE**

**LOCATED IN THE HEART OF
BELFORD**

SPACIOUS LIVING ROOM

DINING KITCHEN

**SEPARATE UTILITY & DOWNSTAIRS
WC**

ENCLOSED REAR GARDEN

NO ONWARD CHAIN

For any more information regarding the property please contact us today

Situated in the heart of the historic coaching village of Belford, this attractive three-storey mid-terraced house offers spacious and versatile accommodation, making it an ideal permanent residence, holiday home, or investment property. Previously operated as a successful holiday-let, the property is offered for sale with no onward chain.

Belford is a delightful Northumberland village, perfectly positioned between Alnwick and Berwick-upon-Tweed, just off the A1. Often described as a gateway between the spectacular Northumberland coast and rolling countryside, the village enjoys a range of everyday amenities including a Co-op, village shop & deli, cafés, and local services, while beautiful beaches, castles, and scenic walking routes are all within easy reach.

The accommodation is arranged over three floors and begins with a welcoming and spacious living room, alongside a generous dining kitchen ideal for family meals and entertaining. A separate utility room and convenient ground-floor W.C. add to the practicality of the home.

On the first floor are two excellent double bedrooms, including a bedroom with en-suite facilities, together with a well-appointed family bathroom. The second floor provides a particularly versatile room which could serve as a spacious bedroom or additional sitting room.

From here, doors open onto a large sun terrace enjoying an open aspect and fantastic views across the surrounding area – a wonderful spot to relax and unwind

Externally, the property benefits from an enclosed rear garden featuring a raised lawn and patio seating area, providing a pleasant outdoor space for entertaining or enjoying the warmer months.

Offering flexibility, character, and an enviable village location close to both coast and countryside, this is a property that will appeal to a wide range of buyers seeking a home in one of Northumberland's most desirable locations.

Entrance hall

Double glazed entrance door, radiator, staircase to upper floors, door to living room.

Living room (front) 15'3 x 14'2 (4.65m x 4.32m)

Double glazed sash window, electric fire, wooden floor, understairs storage cupboard, radiator, glazed double doors to dining kitchen.

Dining kitchen 14'4 x 15'2 (4.37m x 4.62m)

Fitted with a range of quality wall and base units with granite countertops incorporating: single under counter sink, integrated dishwasher, freestanding dual fuel cooker with gas five ring hob and stainless-steel splashback, extractor hood.

Ceiling downlights, radiator, vinyl tiled floor, part tiled walls, double-glazed sash window and French doors to rear garden, door to utility.

Utility 5'3 x 9'2 (1.60m x 2.79m)

Fitted wall and base units incorporating: single stainless-steel sink, space for washing machine and tumble dryer. Double-glazed sash window, radiator, vinyl tiled floor, door to W.C. and kitchen.

W.C.

Close-coupled W.C., pedestal wash-hand basin, part-tiled wall, radiator, extractor.

First floor landing

Split landing leading to bedrooms and main bathroom. Cupboard housing hot water cylinder, radiator, double-glazed sash window to front.

Bedroom (rear) 12'1 x 15'4 (3.68m x 4.67m)

Double-glazed sash windows, radiator.

Bedroom (front) 9' x 14'7 (2.74m x 4.45m)

Double-glazed sash window, radiator, large walk-in storage cupboard with shelves, door to ensuite shower room.

Ensuite

Wet-wall panelled shower cubicle with glass bi-fold door and mains shower, close-coupled W.C., wash-hand basin, shaver point, extractor, chrome ladder-style radiator, part-tiled walls, vinyl tiled floor, ceiling downlights.

Main bathroom

Double ended bath, close-coupled W.C., bidet, pedestal wash-hand basin, shower cubicle incorporating a mains shower and wet-wall panels, chrome ladder-style radiator, shaver point, extractor hood, fully tiled walls.

Second floor

Bedroom open to stair staircase. Double-glazed sash window to front, double glazed French doors leading to Sun Terrace, storage cupboard with hanging rail and shelf, radiator, loft access hatch.

Roof terrace

Large deck roof terrace with open countryside views.

Rear garden

Paved patio area with steps leading up to a raised lawn garden with fence boundaries. Cold water tap, electric power socket

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains

Broadband: FTTC

Mobile Signal Coverage Blackspot: No

Parking: Garage/Driveway

AGENTS NOTE

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

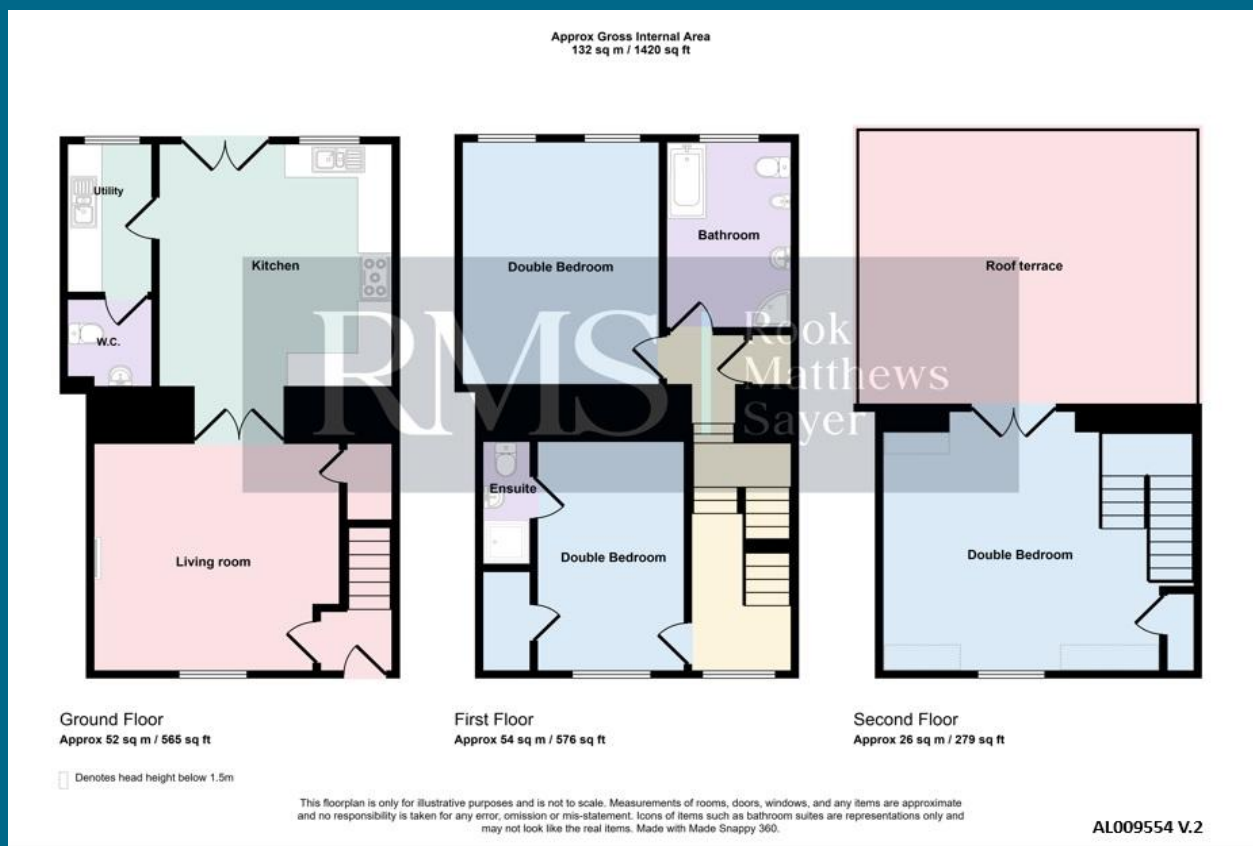
TENURE

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: D**EPC RATING: TBC**

AL009554/DM/HH/04.06.2026/V.2





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.

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