



51 West Street

Belford, Northumberland, NE70 7QD

Offers In The Region Of £220,000

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A beautifully presented mid-terraced cottage, 51 West Street has been maintained to a high standard while retaining much of its original character and charm. The property combines traditional features, including attractive original fireplaces, with modern conveniences to create a comfortable and welcoming home.

The accommodation briefly comprises an entrance hall leading to a well proportioned living room featuring an original cast iron fireplace. The dining room provides ample space for a table and chairs and retains the original range fireplace and double French doors open directly onto the rear garden. The well appointed cream shaker kitchen provides a practical and attractive space for everyday use.

Also on the ground floor is a generous double bedroom with a fireplace which could be used as a further reception room if required and a bathroom fitted with a quality traditional suite.

On the first floor are two further double bedrooms, both enjoying pleasant countryside views, together with a modern shower room.

Externally, the property has a small gravelled garden at the front, while the rear garden has been landscaped to provide an attractive, low maintenance outdoor space. A driveway at the rear provides valuable 'off road' parking. Further benefits include full double glazing and gas central heating.

Overall, 51 West Street offers an appealing blend of period character and modern comfort, with well-proportioned accommodation, countryside views and convenient 'off road' parking. An ideal home for those seeking a traditional cottage in the popular village of Belford. Easy walking distance to shops and all the facilities within Belford.

Belford is within a short drive to the coast, including Bamburgh (6 miles), the towns of Berwick-upon-Tweed (14 miles) and Alnwick (15 miles).



Entrance Hall

Partially glazed entrance door giving access to the hall, which has stairs to the first floor landing, a cloaks hanging area and the electric meters. Central heating radiator and two power points.

Sitting Room

11'9 x 10'9 (3.58m x 3.28m)

A good sized reception room with a double window at the front and an attractive original cast iron fireplace with a tiled inset and hearth. Two central heating radiators, a television point and eight power points.

Dining Room

13' x 11'7 (3.96m x 3.53m)

With ample space for table and chairs, the dining room has double French doors giving access to the rear garden. Attractive original range fireplace with a built-in shelved storage cupboard to the side. Central heating radiator and six power points.

Kitchen

6'2 x 8'5 (1.88m x 2.57m)

Fitted with a range of cream shaker base units with granite effect worktop surfaces with a tiled splashback. Freestanding gas cooker, a one and a half bowl sink drainer below the window to the rear and there is also a stable entrance door giving access to the rear garden. Built-in shelved pantry cupboard, a wall mounted central heating boiler and six power points.

Bathroom

9'11 x 7'2 (3.02m x 2.18m)

Fitted with a quality bathroom suite which includes a toilet, a wash hand basin and a cast iron bath with a shower attachment. Frosted window to the rear, a built-in understairs cupboard and a central heating radiator.

Bedroom 3

12' x 10'8 (3.66m x 3.25m)

A multifunctional room which is being used as a generous

double bedroom, however, it would make another reception room if required. Attractive cast iron fireplace with a tiled inset and hearth, a double window at the front, a central heating radiator and eight power points.

First Floor Landing

2'9 x 12'9 (0.84m x 3.89m)

With a useful built-in storage cupboard and a velux window to the rear.

Shower Room

5'9 x 12'9 (1.75m x 3.89m)

Fitted with a quality white three-piece suite which includes a corner shower cubicle, a toilet and a wash hand basin below the frosted double window to the rear. Heated towel rail.

Bedroom 1

21'6 x 11'3 (6.55m x 3.43m)

A spacious dual aspect double bedroom with a double window at the front with countryside views and a window at the rear. Central heating radiator, access to eaves storage and eight power points.

Bedroom 2

12' x 12'6 (3.66m x 3.81m)

A generous double bedroom with a window at the front with countryside views, a central heating radiator, access to loft and ten power points.

Garden

Small gravelled garden at the front and garden at the rear which has been landscaped for ease of maintenance, which comprises of a patio beside the French doors from the dining room and flowerbed surrounds. Brick built outhouse and parking at the rear for two cars.

General Information

Full double glazing.

Full gas central heating.

All mains services are connected.

Council Tax Band - A



Tenure - Freehold.

EPC-TBC.

Agency Information

OFFICE OPENING HOURS

Monday - Friday 9.00 am - 5.00 pm

Saturday 9.00 am - 12.00 pm

FIXTURES & FITTINGS

Items described in these particulars are included in the sale, all other items are specifically excluded.

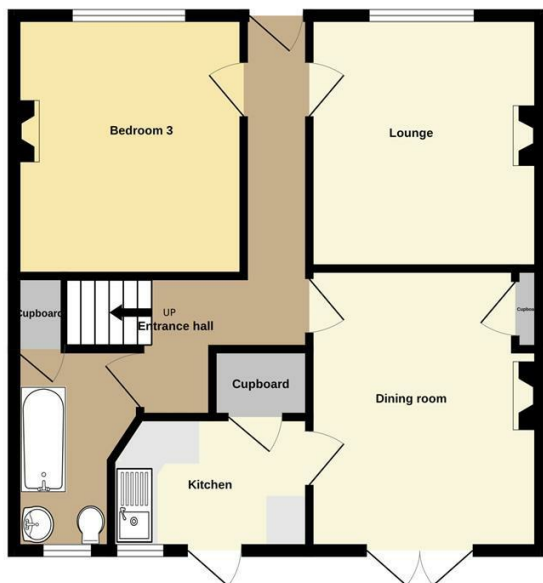
All heating systems and their appliances are tested.

This brochure including photography was prepared in accordance with the sellers' instructions.

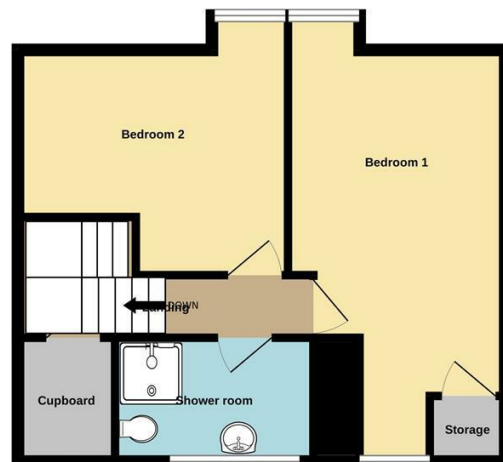




Ground floor
601 sq.ft. (55.9 sq.m.) approx.



1st floor
436 sq.ft. (40.5 sq.m.) approx.



TOTAL FLOOR AREA : 1037 sq.ft. (96.3 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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