



Williams Way | Belford | NE70 7NX

# Offers over £200,000

A well-presented three-bedroom semi-detached house in a modern Belford development, offering family living space with a private garden, garage, and no onward chain, close to village amenities, school, transport links, and scenic outdoor spaces.

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**FREEHOLD**

**SEMI-DETACHED**

**NO CHAIN**

**GARAGE**

**VILLAGE LOCATION**

**GAS CENTRAL HEATING**

**FRONT & REAR GARDENS**

**DOWNSTAIRS W.C.**

For any more information regarding the property please contact us today

### 25 Williams Way, Belford NE70 7NX

This semi-detached house is for sale on a modern housing development in the popular village of Belford, Northumberland. Practical features include off-street parking, a single garage, and a private garden. The home is offered with no onward chain, providing flexibility for buyers seeking a straightforward purchase. This property is well-suited for families looking for a village lifestyle with convenient access to transport and local facilities.

Presented in good condition, the property features three bedrooms—two doubles and one single. The open-plan reception room leads directly to the garden, providing a practical layout for family living. While functional and ready to use, some buyers may wish to update the kitchen and shower room to suit their preferences. Neutral décor and flooring are found throughout.

The property benefits from proximity to a range of amenities including a doctor's practice and a local CO-OP shop. Families will appreciate the nearby primary school and access to green spaces, with local parks and scenic walking and cycling routes providing opportunities for outdoor activities. The area is well-located for commuters, with straightforward road access north towards Berwick-upon-Tweed and the Scottish Borders, and south to Alnwick, Morpeth, and Newcastle. The nearest train station is in Berwick-upon-Tweed, offering direct rail services to both Edinburgh and Newcastle—journey times are approximately 45 minutes to either city by train.

### ACCOMMODATION

#### ENTRANCE HALL

Double-glazed composite entrance door | Laminate floor | Under-stairs storage cupboard | UPVC double-glazed window to side | Door to downstairs W.C | Radiators | Coving to ceiling | Doors to living/dining room and kitchen

#### W.C.

Close-coupled W.C | Pedestal wash-hand basin | UPVC double-glazed frosted window | Extractor | Laminate floor | Radiator

#### LIVING ROOM/DINING ROOM 25'5 PLUS BAY WINDOW X 11'3 MAX | 9'2 (7.74m x 3.43m max | 2.79m)

UPVC double-glazed Bay window | UPVC double glazed sliding patio doors | Laminate flooring | Radiators | Coving to ceiling | Doors to hall and kitchen

#### KITCHEN 11'10 X 8'6 (3.60m x 2.59m)

Fitted wall and base units incorporating; gas hob with extractor hood, electric oven, 1.5 sink, space for washing machine, space for fridge freezer | UPVC double-glazed window | Part-tiled walls | Laminate floor | Doors to dining room/living room and hall

#### FIRST FLOOR LANDING

UPVC double-glazed window | Storage cupboard housing gas central heating boiler | Loft access hatch | Shelved cupboard | doors to bedrooms and bathroom

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**BEDROOM ONE (front) 9'2 PLUS DOOR RECESS X 13'**  
 (2.79m x 3.96m)  
 UPVC double-glazed window with fitted blinds | Radiator

**BEDROOM TWO (rear) 12'1 X 10'5 (3.68m x 3.17m)**  
 UPVC double-glazed window with fitted blinds | Radiator

**BEDROOM THREE (rear) 7'9 X 7'7 (2.36m x 2.31m)**  
 UPVC double-glazed window with fitted blinds | Radiator

**WET ROOM - SHOWER ROOM (front) 8'9 X 5'5 (2.66m x 1.65m)**  
 Wet room-style shower room with walk-in shower and glass screen with a mains shower | Pedestal wash-hand basin | Close-coupled W.C | Wet-wall panels | Radiator | UPVC double-glazed frosted window

**GARAGE 18'1 X 9'8 (5.51m x 2.94m)**  
 Electric roller garage door | Electric power sockets | Light | Overhead storage | Cold water tap

**EXTERNALLY**  
 Front garden laid mainly to lawn with a paved path to the front door and drive to the side that leads to the garage and side gate garden access

Rear garden laid mainly to lawn with fenced boundaries

**PRIMARY SERVICES SUPPLY**  
 Electricity: Mains  
 Water: Mains  
 Sewerage: Mains  
 Heating: Mains gas  
 Broadband: Cable  
 Mobile Signal Coverage Blackspot: No known issues  
 Parking: Garage and driveway

**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: C**

**EPC RATING: C**

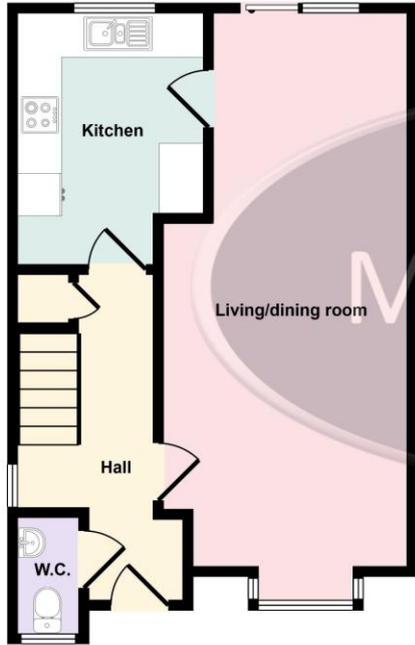
Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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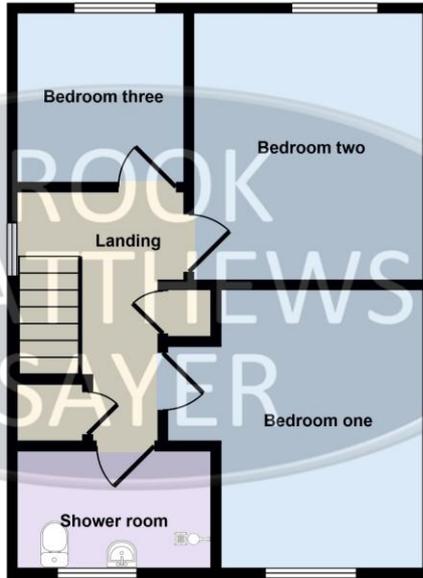


Approx Gross Internal Area  
101 sq m / 1089 sq ft

AL009333 Version 1



Ground Floor  
Approx 43 sq m / 466 sq ft



First Floor  
Approx 42 sq m / 455 sq ft



Garage  
Approx 16 sq m / 168 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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