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FOUNTAIN TERRACE, BELLINGHAM, HEXHAM, NE48

Offers Over £275,000

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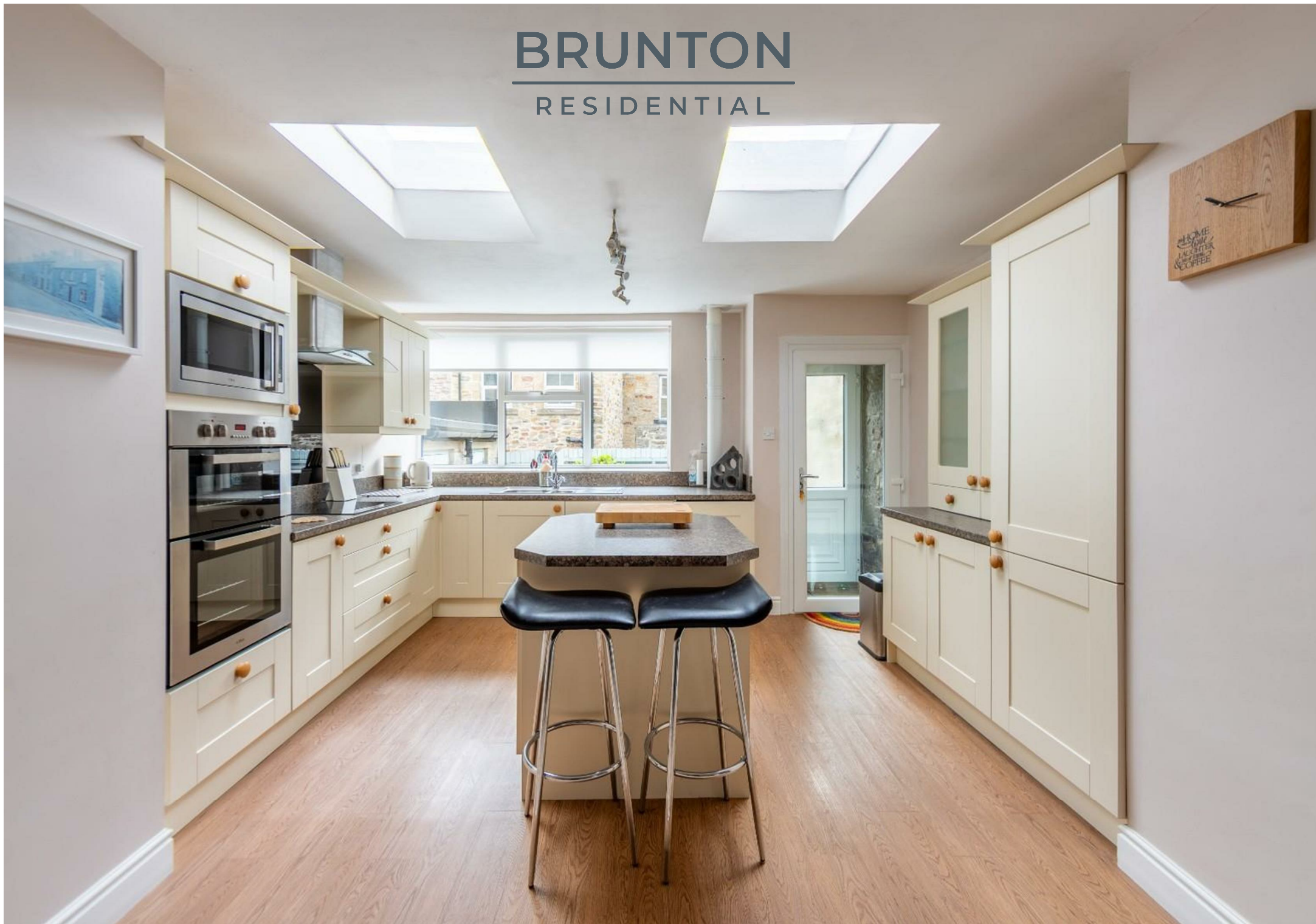
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Brunton Residential is proud to present this exceptional six-bedroom terrace home, ideally situated on Fountain's Terrace in the highly sought-after village of Bellingham.

Beautifully and thoughtfully refurbished by the current owner, the property offers generous and versatile living accommodation throughout. Highlights include a spacious kitchen /diner, an excellent lounge, six bedrooms, and a stylish, contemporary bathroom and an en suite bathroom.

Bellingham is known for its friendly, close-knit community and stunning countryside surroundings. Situated on the edge of the Northumberland National Park, the village is perfect for lovers of the outdoors, with easy access to walking and cycling routes, a highly regarded golf course, and the region's renowned dark skies, making it ideal for stargazing enthusiasts.

Bellingham offers excellent local amenities, including a Co-op supermarket, pharmacy, post office, petrol station, and a selection of independent shops, such as a well-stocked country store. Healthcare needs are well-served by the Bellingham Practice, located in the village.

For families, education is well provided for with Bellingham Primary School and Bellingham Middle School & Sports College, both conveniently situated on Redesmouth Road.

Transport links make Bellingham easily accessible, with regular bus services to Hexham and Newcastle, ensuring connection to a wider range of shops, services, and transport hubs. The nearby market town of Hexham offers further amenities, including supermarkets, restaurants, leisure facilities, and a railway station connecting to the national rail network.

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The internal accommodation comprises: An entrance vestibule leading into the main hallway, where a staircase rises to the first floor and a useful storage cupboard is positioned beneath the stairs. To the right is the generous lounge, a welcoming reception room centred around a charming multi-fuel stove, creating a warm and inviting space.

Positioned to the rear of the property is the spacious kitchen and dining room, offering ample space for family dining and entertaining. The kitchen is fitted with a modern range of wall and base units, a central island and integrated appliances, while a feature fireplace enhances the character of the room. A door provides direct access to the enclosed rear courtyard. Completing the ground floor is the family bathroom, fitted with a bath and shower attachment, wash hand basin and WC.

To the first floor, the landing provides access to three bedrooms. The principal bedroom is a spacious double benefiting from an en-suite shower room comprising a shower cubicle, wash hand basin and WC. Bedroom two is another comfortable double overlooking the front of the property, whilst bedroom three is a well-proportioned single bedroom.

The second floor provides three further versatile rooms. One is currently utilised for storage, whilst another is a generous double bedroom. The remaining room is presently arranged as a snug/games room but could equally be utilised as an additional double bedroom, depending on a purchaser's requirements.

Externally, the property benefits from an enclosed rear courtyard providing an attractive outdoor seating area, together with two useful outbuildings, creating excellent additional storage.



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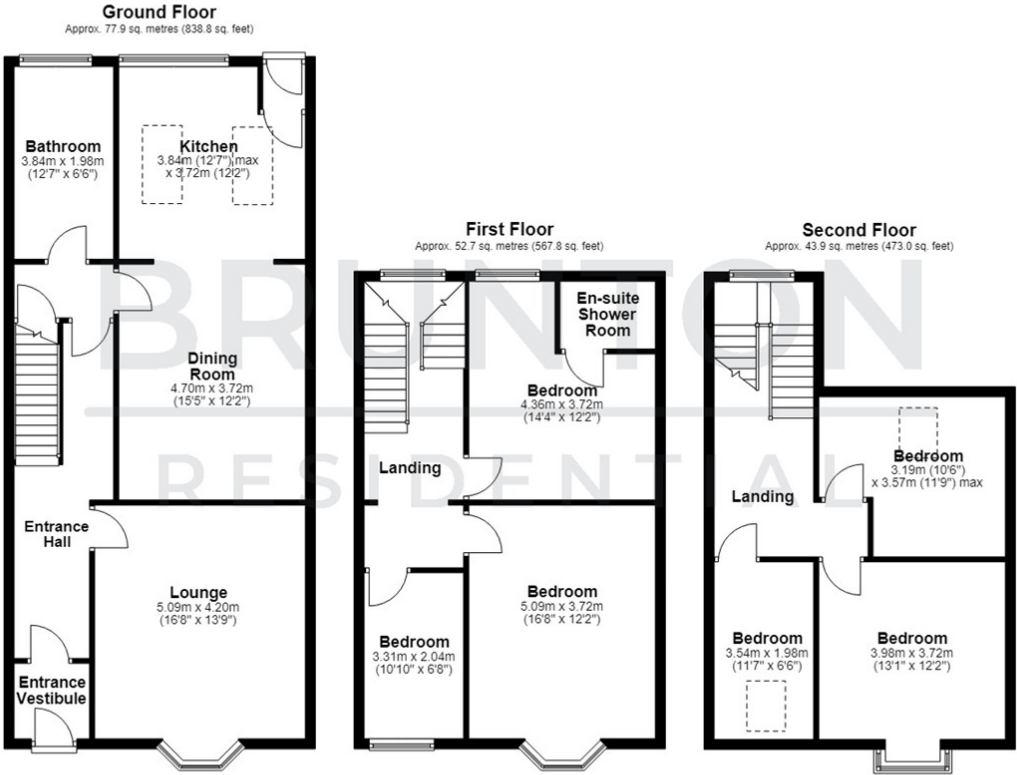
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TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : C

EPC RATING : E



Total area: approx. 174.6 sq. metres (1879.6 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		74
	41	
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
England & Wales		