

Reenes Way | Bellingham | NE48

Offers Over £150,000

RMS | Rook Matthews Sayer





3 1 1

End-Terrace Home

Three Bedrooms

Workshop/Home Office

Village Location

Front & Rear Gardens

Family Bathroom

No Onward Chain

Modernisation Potential

For any more information regarding the property please contact us today.



T: 01434 601616 hexham@rmsestateagents.co.uk

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Situated on Reenes Way, within the popular Northumberland village of Bellingham, this three-bedroom end-terrace home offers spacious accommodation, generous gardens and excellent storage throughout. Requiring some modernisation, the property provides an excellent opportunity for buyers to create a home tailored to their own tastes and requirements.

The welcoming entrance hallway benefits from a ground floor WC and two large built-in storage cupboards, offering excellent everyday storage. The boiler is also conveniently located beneath the staircase.

The lounge/diner is a particularly spacious dual-aspect reception room, enjoying plenty of natural light and featuring a fireplace as its focal point. To the rear of the property, the fitted kitchen offers a range of base and wall units, space for freestanding appliances, and a door providing direct access to the rear garden.

On the first floor, there are three well-proportioned bedrooms, one of which features a large built-in cupboard, while the accommodation is completed by a family bathroom. The landing benefits from additional built-in storage, including a cupboard housing the hot water cylinder.

Externally, the property enjoys gardens to both the front and rear. The front garden is laid mainly to lawn with planted borders and enclosed by a traditional wooden post-and-rail fence, creating an attractive approach to the property. The rear garden is predominantly lawned and incorporates a paved seating area, brick-built outhouse, oil storage tank and a substantial timber garden shed. The shed has been insulated and fitted with lighting and electrical sockets, making it ideal as a workshop, hobby room or home office space, and is fully prepared for connection to mains electricity. The rear garden is enclosed by walls, providing a good degree of privacy, and benefits from a pedestrian access gate leading directly onto the side lane.

Offering well-proportioned accommodation, excellent storage and attractive outdoor space, this property presents an exciting opportunity for first-time buyers, families or investors seeking a home with the potential to add value through cosmetic improvement.

Bellingham is one of Northumberland's most sought-after villages, set within the North Tyne Valley and surrounded by beautiful countryside. The village offers a wide range of amenities, including shops, pubs, cafés, a medical practice and schooling, while also serving as a gateway to the spectacular landscapes of Northumberland National Park and Kielder Water & Forest Park. The area is renowned for its walking, cycling, fishing and outdoor pursuits, while remaining within convenient reach of Hexham, Newcastle and the wider region.

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INTERNAL DIMENSIONS
Kitchen: 9'9 max x 8'4 max (2.97m x 2.54m)
Lounge: (L Shape) 26'4 max x 11'6 max (8.03m x 3.51m)
WC: 4'7 max x 3'4 max (1.40m x 1.02m)
Bedroom One: 14'6 max x 8'7 plus door (4.42m x 2.62m)
Bedroom Two: 11'7 max x 9'8 plus door (3.53m x 2.95m)
Bedroom Three: 8'9 max x 7'9 max (2.67m x 3.36m)
Bathroom: 6'9 max x 5'5 max (2.06m x 1.65m)

PRIMARY SERVICES SUPPLY
Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Oil/Electric Fire
Broadband: Unknown
Mobile Signal Coverage Blackspot: No
Parking: On Street

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.

AGENTS NOTE
Please note that an 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.

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: A
EPC RATING: TBC

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EPC TBC

The Property Ombudsman

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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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