



32 High Street

Belford, Northumberland, NE70 7NJ

Offers Over £195,000

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Located in the heart of this highly sought after Northumberland village, this spacious two bedroom, Grade II Listed, semi-detached house would make an ideal home for a retired person, or as an investment property. The house has recently undergone some modernisation which includes new electric heating, a new grey shaker kitchen and a modern bathroom. The house is entered into an entrance hall with two useful storage cupboards and access to the cloakroom and a door to the sitting room. The bright dual aspect sitting room has a stone built open coal fireplace and a door to the kitchen/breakfast room with the new grey shaker units and space for a table and chairs. On the first floor is a modern bathroom and two double bedrooms, both with fitted storage. The house has partial double glazing and electric heating. The property does require some minor cosmetic improvements.

Enclosed paved garden to the side of the house which offers 'off road' parking.

Easy walking distance to shopping and facilities within Belford.



Entrance Hall

7'6 x 7'5 (2.29m x 2.26m)

Partially glazed entrance door giving access to the hall which has a window to the front and a built-in airing cupboard housing the hot water tank. Walk-in storage cupboard and a cupboard housing the electric meters. Electric heater and two power points.

Cloakroom

5'9 x 5'6 (1.75m x 1.68m)

Fitted with a white two piece suite which includes a toilet and a wash hand basin below the frosted window to the rear of the property.

Sitting Room

13'7 x 16'9 (4.14m x 5.11m)

A spacious dual aspect reception room with two double windows to the front and a window to the side. The sitting room has a stone built fireplace with a timber mantelpiece. Electric heater, fifteen pane glass door to the entrance hall and a door to the kitchen. Television point and eight power points.

Kitchen/Breakfast Room

10'2 x 18'2 (3.10m x 5.54m)

Fitted with a modern grey shaker style kitchen, with an excellent range of wall and floor units with wood effect worktop surfaces. Zanussi freestanding electric cooker with a cooker hood above. Stainless steel sink and drainer below the window to the side and a partially glazed entrance door to the garden. Plumbing for an automatic washing machine and space for a fridge freezer. Electric heater, six power points and stairs to the first floor landing.

First Floor Landing

2'9 x 11'9 (0.84m x 3.58m)

Access to the loft and an electric heater.

Bedroom 1

10'6 x 16'9 (3.20m x 5.11m)

A generous double bedroom with a built-in shelved double

storage cupboard. The dual aspect bedroom has two double windows to the front and a window to the side. Electric heater and seven power points.

Bedroom 2

9'3 x 9'9 (2.82m x 2.97m)

Another double bedroom with a built-in double wardrobe and a double window to the rear with fine views over the surrounding areas. Electric heater and four power points.

Bathroom

9'5 x 5' (2.87m x 1.52m)

Fitted with a modern white three-piece suite, which includes a bath with an electric shower and screen above, a toilet and a wash hand basin with a mirror above and a vanity unit below. Heated towel rail and a velux window to the rear.

Outside

Enclosed paved garden to the rear offering off-road parking for at least two cars.

General Information

Partial double glazing.

Full electric heating.

All mains services are connected except for gas.

Freehold.

Council tax band B.

Energy rating TBC

Agency Information

OFFICE OPENING HOURS

Monday - Friday 9.00 - 16.30

Saturday - By Appointment

FIXTURES & FITTINGS

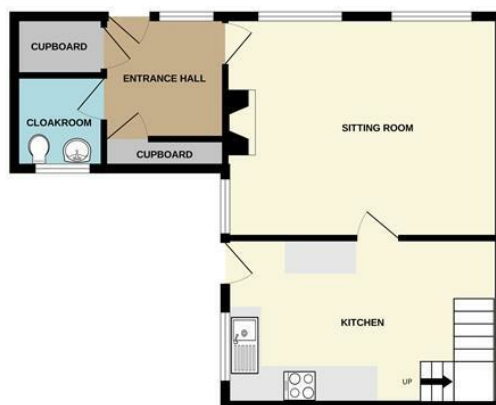
Items described in these particulars are included in sale, all other items are specifically excluded. All heating systems and their appliances are untested.

VIEWING

Strictly by appointment with the selling agent.



GROUND FLOOR
510 sq.ft. (47.4 sq.m.) approx.



1ST FLOOR
428 sq.ft. (39.7 sq.m.) approx.



TOTAL FLOOR AREA: 938 sq.ft. (87.1 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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