





56A High Street

Belford, Northumberland, NE70 7NJ

Offers In The Region Of £320,000

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We are pleased to bring to the market this immaculate detached stone built house, conveniently positioned close to the centre of Belford. The property offers spacious and well presented accommodation with a practical layout suited to modern day living.

The ground floor comprises an entrance hall with a useful cloakroom, a generous dual aspect lounge/dining area with a modern fire as the focal point of the room and a large kitchen/breakfast room fitted with contemporary grey shaker units with integrated appliances and double French doors giving access to the rear garden. Also on the ground floor is the fourth double bedroom with fitted wardrobes, which is currently being used as an office, which would ideally suit a buyer who works from home.

On the first floor is a family bathroom and three further double bedrooms, two benefiting from fitted wardrobes, the principal bedroom has a modern en-suite shower room. Additional features include full gas central heating and double glazing.

Outside, the property benefits from a driveway providing off street parking for two cars. Easy to maintain garden surrounding the house.

With its attractive stone exterior, versatile accommodation and convenient location close to the town centre, this house presents an appealing opportunity for buyers seeking a spacious home in Belford. Contact our Wooler office for a viewing.







Entrance Hall
13'8 x 8'9 (4.17m x 2.67m)
Entrance door giving access to the hall, which has a window at the front, a central heating radiator and stairs to the first floor landing with a built-in understairs cupboard. Two power points and a telephone point.

Cloakroom
4'3 x 5'9 (1.30m x 1.75m)
Fitted with a modern white suite which includes a toilet and a wash hand basin with a mirror above.

Lounge/Dining Area
21'4 x 11'3 (6.50m x 3.43m)
A spacious dual aspect reception room with a double window at the front and rear and a modern wall mounted log effect electric fire. Two central heating radiators, a television point and eight power points.

Kitchen/Breakfast Room
9'9 x 20' (2.97m x 6.10m)
Fitted with an excellent range of grey shaker wall and floor units with marble effect worktop surfaces with a splashback. The kitchen incorporates a double glass display cabinet, a pullout larder unit and corner carousels. Built-in double oven, four ring gas hob with a cooker hood above. Full length integrated fridge and freezer, a double bowl stainless steel sink and drainer below the window to the rear. Double French doors giving access to the rear garden and twelve power points.

Bedroom 4/Office
10'6 x 10'8 (3.20m x 3.25m)
A generous multipurpose room which is currently being used as an office, however, it would make an ideal double bedroom. Window at the front with a central heating radiator below. Two built-in double wardrobes with a bookcase and cupboards between. Six power points.

First Floor Landing
15'3 x 8'9 (4.65m x 2.67m)
A large galleried landing with a built-in storage cupboard, access to the loft and a window at the front with a central heating radiator below. Two power points.

Bedroom 1
12'4 x 11'3 (3.76m x 3.43m)
A large double bedroom with a double window at the front with a central heating radiator below. Built-in double wardrobe and eight power points.

En-Suite Shower Room
9' x 11'4 (2.74m x 3.45m)
A spacious shower room with a modern white suite which includes a walk-in double shower cubicle, a low-level toilet and a wash hand basin with a vanity below and bathroom cabinets either side and a mirror and shaver socket above. Heated towel rail, plumbing for an automatic washing machine with a double cupboard above and a frosted window to the rear.

Bathroom
5'7 x 8'9 (1.70m x 2.67m)
Fitted with a modern white three-piece suite, which includes a bath with a shower and screen above, a toilet, a wash hand basin with a mirror and shaver socket above. Frosted window to the rear and a heated towel rail.

Bedroom 2
9'5 x 10'8 (2.87m x 3.25m)
Another double bedroom with a window at the front with a central heating radiator below. Built-in wardrobes on one wall offering excellent storage. Six power points.

Bedroom 3
10' x 10'9 (3.05m x 3.28m)
A double bedroom with a window to the rear with a central heating radiator below. Six power points.





Garden

Driveway at the front of the house offering 'off road' parking for at least two cars. Well stocked flowerbed at the front of the house. Access either side of the house to a easy to maintain garden at the side and rear, with sitting areas and raised flowerbeds. Useful garden shed.

General Information

Full double glazing.
Full gas central heating.
All fitted floor coverings are included in the sale.
All mains services are connected.
Tenure-Freehold.
Council Tax Band - D
EPC - TBC

Agency Information

OFFICE OPENING HOURS
Monday - Friday 9:00am - 5:00pm
Saturday - 9:00am - 12:00pm

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 untested.

VIEWING
Strictly by appointment with the selling agent.

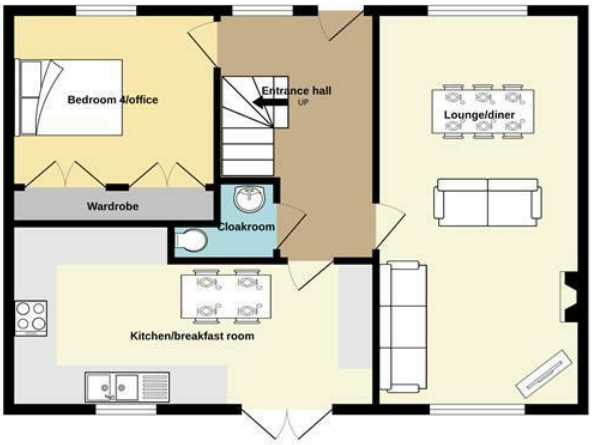




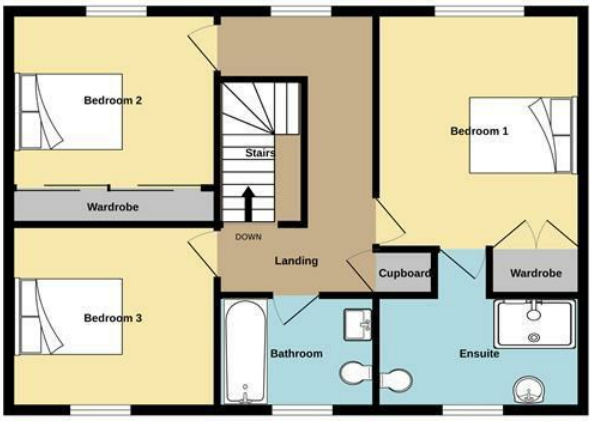




Ground floor
677 sq.ft. (62.9 sq.m.) approx.



1st floor
680 sq.ft. (63.2 sq.m.) approx.



TOTAL FLOOR AREA : 1357 sq.ft. (126.1 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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