



Dinningside Belford

- Mid terraced
- Two double bedrooms
- No chain
- Rear Garden
- Village location
- Double glazing

Guide Price : **£ 125,000**

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45 Dinningside, Belford, Northumberland NE70 7NP

Located in the old coaching village of Belford in Northumberland, this two bedroom house is available to buy with no upper chain and vacant possession. There is an allocated parking space at the front, and a garden at the rear. The house has just been decorated throughout with a newly fitted bathroom and recently replaced windows and doors. An ideal home for a first time buyer or buy to let investor. Heating is via electric storage heaters and electric wall heaters.

PORCH

Double glazed entrance door | Door to lounge | Fuse box | External door to the side to a storage cupboard

LOUNGE 14' 10" x 12' 6" max including staircase (4.52m x 3.81m max including staircase)

Double glazed window | Two storage heaters | Open staircase | Doors to porch and kitchen

KITCHEN 12' 6" x 8' 0" (3.81m x 2.44m)

Double glazed window and door | Fitted wall and base units | Stainless steel sink | Space for electric cooker | Space for fridge/freezer | Space for washing machine | Part tiled walls | Electric wall heater

FIRST FLOOR LANDING

Doors to bedrooms and bathroom

BEDROOM ONE 12' 7" x 8' 2" (3.83m x 2.49m)

Two double glazed windows to front | Fitted mirror door wardrobes | Electric wall heater

BEDROOM TWO 12' 6" x 7' 9" max measurements (3.81m x 2.36m max measurements)

Two double glazed windows | Fitted mirror door wardrobes | Electric wall heater

BATHROOM

Bath with wet wall panelling and electric shower over | Close coupled W.C. | Wash hand basin with cabinet | Electric chrome heated towel rail | Extractor fan | Part wet wall panels

EXTERNALLY

There is an allocated parking space to the front | The rear garden is lawned with fence boundaries

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Electric

Broadband: Fibre

Mobile Signal / Coverage Blackspot: No

Parking: Allocated parking space

MINING

The property is not known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and confirmation should be sought from a conveyancer as to its effect on the property, if any.

AGENTS NOTE

Currently, the Vendor's details do not match the Registered Title at Land Registry. Please ask the Branch for more details.

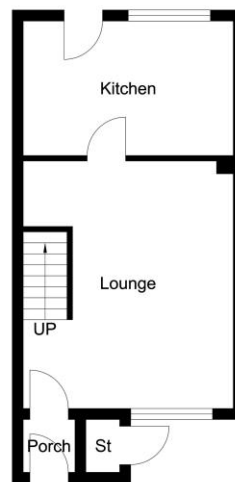
TENURE

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

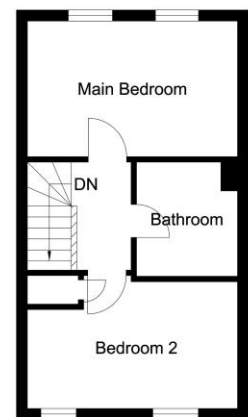
COUNCIL TAX BAND: A | EPC RATING: F

AL008744/DM/RJ/07.05.2024/V2

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	35 F	
1-20	G		



Ground Floor



First Floor

45 Dinningside

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. Version 3

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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.

16 Branches across the North-East



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