



Belsay Bridge

Belsay

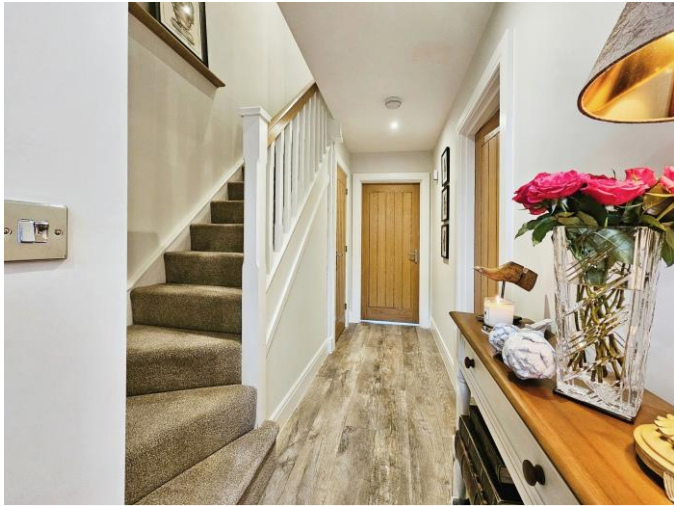
This beautifully presented property benefits from lovely views, generous room sizes and an exceptionally high standard of living accommodation. The front door opens to the hallway with storage and a convenient ground floor WC, a comfortable living room and magnificent open plan kitchen dining room with family area and doors opening to the rear garden. Stairs lead to the first floor landing with two storage cupboards, an elegant principal bedroom with en-suite shower room, a stylish bathroom and a further two well-proportioned bedrooms. Externally the property has charming front and rear gardens, parking for two cars and a sizeable garage. Belsay is a sought-after village with a highly regarded primary school, village shop, coffee shop, garage and Belsay Hall, Castle and gardens and Ponteland village is a short drive away.

Asking Price: £375,000

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Entrance Hall

The double-glazed door opens to a welcoming hallway with luxury vinyl flooring and a generous storage cupboard.

Lounge 11'7 x 16 (3.53m x 4.87m)

A lovely space with three double glazed windows to the front, carpeted flooring, French doors to the kitchen and a fireplace with feature electric fire.



Dining Kitchen Family Room 14'4 x 18'10 (4.36m x 5.74m)

An elegant fitted kitchen with contrasting work tops and sink unit inset, AEG integrated appliances including a dishwasher, oven, microwave, washer dryer, extractor fan and fridge freezer. The kitchen benefits from spotlights, two double glazed windows to the rear, doors to the garden and a generous dining and family area.



Ground Floor WC 2'11 x 6'2 max (0.88m x 1.87m)

A modern room with WC, wash hand basin, part tiled walls, tiled flooring, heated towel rail, mirror and spotlights.

Landing

A carpeted landing with two storage cupboards housing the central heading water tank and air source heat pump system, radiator and spotlights.

Bedroom Three 7'6 x 10'1 (2.28m x 3.07m)

A lovely room with a double-glazed window to the rear, carpeted flooring and radiator.



Bedroom Two 10'2 x 10'10 (3.09m x 3.30m)

This impressive bedroom has two double glazed windows to the rear with lovely views, carpeted flooring, radiator and loft access.

Bathroom 6'10 max into recess x 7'6 (2.08m x 2.28m)

A luxurious bathroom with bath tub and shower over, WC, wash hand basin, mirror, light tube, tiled flooring and part tiled walls, extractor fan and spotlights.

Bedroom One 9'5 plus wardrobes x 12'4 (2.87m x 3.75m)

A beautiful room with fitted wardrobes, two double glazed windows to the front, carpeted flooring and a radiator.

En-suite Shower Room 6'5 x 8'4 max into recess (1.95m x 2.54m)

The en-suite benefits from a shower enclosure, WC, wash hand basin, heated towel rail, WC, tiled flooring, part tiled walls, double glazed window to the front, spotlights and extractor fan.

Garage 16'6 x 9'6 (5.02m x 2.89m)

A generous garage with garage door to the front, loft space, light and power.

External

There is a double driveway and immaculately maintained gardens to the front and rear with areas laid to lawn, planted borders and paved areas.

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Septic Tank

Heating: Air Source Heat Pump

Broadband: Fibre

Mobile Signal Coverage Blackspot: No

Parking: 2 allocated parking spaces with detached garage to the rear

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.

Service Charge: £555.11 per annum – Kingston Property Services

TENURE

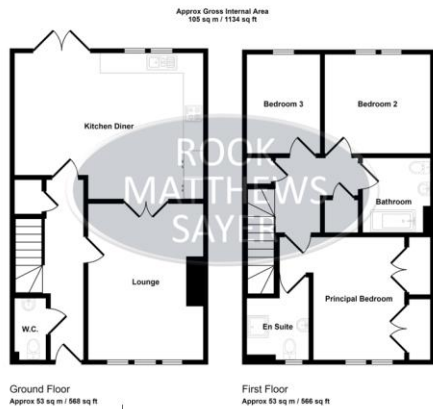
Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

COUNCIL TAX BAND: D

EPC RATING: B

P00007066.EC.SCJ.23042024.V.1





Belsay Bridge, Belsay

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, window, rooms and any other item are approximate and no responsibility is taken for any error, omission, or mis-statement. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, system and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Version 1

Score	Energy rating	Current	Potential
92+	A		115 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Important Note: Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.

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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