



## 4 Cragside, West Street Belford

Situated within the heart of Belford is this stunning townhouse. The property is spacious, with three double bedrooms and a roof terrace off the master bedroom which has amazing views. There is a communal residents car park situated to the side of the house. There is also the benefit of a utility room, a downstairs cloakroom and an en-suite. The vendors have also had the downstairs flooring replaced recently.

Guide Price **£325,000**

01665 510 044  
3-5 Market Street, Alnwick, NE66 1SS

ROOK  
MATTHEWS  
SAYER

[www.rookmatthewssayer.co.uk](http://www.rookmatthewssayer.co.uk)  
[alnwick@rmsestateagents.co.uk](mailto:alnwick@rmsestateagents.co.uk)



# 4 Cragside, West Street Belford

## ENTRANCE HALL

Double glazed window on door | Wood flooring | Radiator | Stairs to first floor | Door to lounge

## LOUNGE

Two double glazed windows | Wood flooring | Radiator | Gas fire | Cupboard | Hanging lights | Door to kitchen diner

## KITCHEN DINER

Double glazed sash windows | Radiator | Wood flooring | Integrated fridge / freezer and dishwasher | Wall and base units with wood worktops | Belfast sink | tiled splashbacks | Range double oven with gas hob | Stainless steel extractor | Double glazed patio doors | Doors to utility and garden



## UTILITY

Wood flooring | Radiator | Boiler | matching wall and base units | Space for washing machine and fridge | Stainless steel wash hand basin | Double glazed sash windows

## W.C.

Wood flooring | Part tiled | Pedestal wash hand basin | Closed coupled W.C. | Chrome ladder style heated towel rail | Extractor

## LANDING

Radiator | Double glazed sash windows | Cupboard | Doors to Bathroom, bedrooms two and three | Stairs to second floor



## FAMILY BATHROOM

Double glazed sash windows | Tiled double shower unit with rainfall head | Jacuzzi bath with shower handle | Tiled flooring | Fully tiled surround | Vanity wash hand basin | Closed coupled W.C. | Chrome ladder style heated towel rail | Shaver point

## BEDROOM TWO

Two double glazed sash windows | Radiator | Cupboard | Door to En-suite

## EN-SUITE

Closed coupled W.C. | Floating wash hand basin | Chrome ladder style heated towel rail | Single shower with rain head, hand held attachment and water jets | Fully tiled surround | Tiled flooring | Shaver point



## BEDROOM THREE

Double glazed sash window | Radiator

## SECOND FLOOR

### BEDROOM ONE

#### Restricted head height

Double glazed sash windows | Radiator | Double glazed patio doors to balcony | Balcony fully decked with wall surrounds

## EXTERNALLY

Rear garden | Tiered | Part patio | Part lawn | Timber shed | Gate | Shrub borders | Communal residents parking

### PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: Gas central heating

Broadband: ADSL Copper Wire

Mobile Signal Coverage Blackspot: NO

Parking: Communal residents car park

### 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.

### HOLIDAY LET

While the agent believes the property is suitable for use as a holiday let, the agent cannot warrant or promise that the seller has let it as a holiday letting nor that it meets all the relevant legislation. Interested parties should make their own enquiries including asking questions about the seller's letting of the property and its compliance with the holiday letting laws. If necessary, independent professional advice should be obtained prior to making any decisions to view or otherwise.

### RESTRICTIONS AND RIGHTS

Listed? NO

Conservation Area? YES

Restrictions on property? NO

Easements, servitudes or wayleaves? NO

Public rights of way through the property? NO

### BUILDING WORKS

Any known planning permissions or proposals in the immediate locality: YES- The old community club adjacent to the communal parking has planning consent for erection of 6 town houses.

Outstanding building works at the property: NO

### 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: TBC**

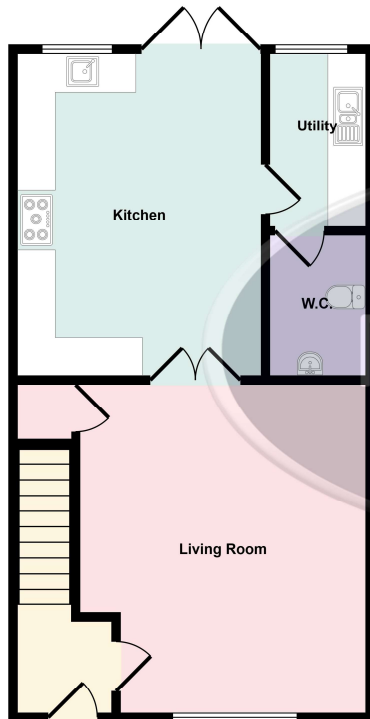
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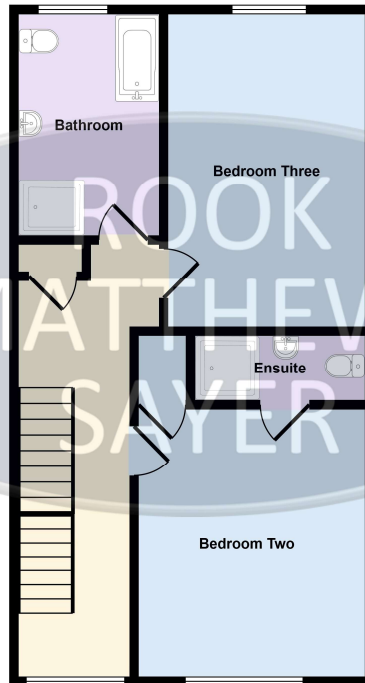


4 Cragside West Street

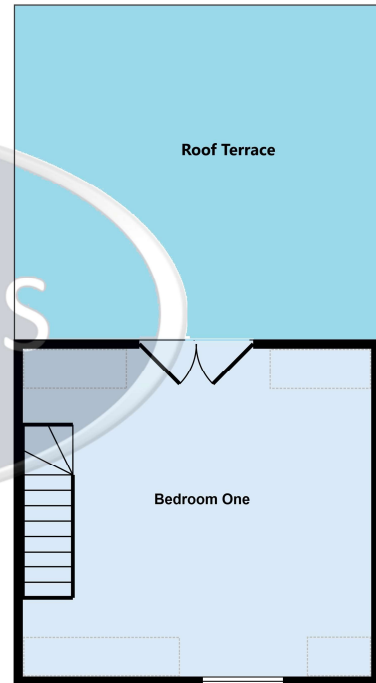
Approx Gross Internal Area  
146 sq m / 1568 sq ft



Ground Floor  
Approx 58 sq m / 629 sq ft



First Floor  
Approx 58 sq m / 626 sq ft



Second Floor  
Approx 29 sq m / 313 sq ft

Version 2.0

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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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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