



Cragside West Street Belford

Situated within the heart of Belford is this stunning townhouse. The property is spacious, with three 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, walk in wardrobe and an en-suite.

Guide Price **£290,000**

ROOK
MATTHEWS
SAYER

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

www.rookmatthewssayer.co.uk
alnwick@rmsestateagents.co.uk



Cragside West Street Belford NE70 7QP

ENTRANCE HALL

Entrance door with small double glazed window | Laminate flooring
| Gas meter cupboard | Double glazed window | Door to lounge

LOUNGE 15' 4" x 14' 3" (Max) (4.67m x 4.34m)

Double glazed sash window | Radiator | Exposed brick to wall | Gas
wood burner with wooden mantle shelf | Door to hallway

HALLWAY

Radiator | Laminate flooring | Stairs to first floor | Doors to utility,
cloakroom and kitchen / diner



UTILITY 8' 7" x 4' 2" (Max) (2.61m x 1.27m)

Extractor | Electric consumer unit | Stainless steel sink | Wash hand
basin | Washing machine / dryer | Matching wall and base units |
Laminate flooring | Part tiled surround

DOWNSTAIRS CLOAKROOM

Laminate flooring | Floating wash hand basin | Close coupled W.C. |
Part tiled (splashback) | Extractor | Radiator

KITCHEN DINER 24' 6" x 12' 3" (Max) (7.46m x 3.73m)

Two doubled glazed sash windows | Radiator | Laminate flooring |
Patio doors to garden | Matching wall and base units | Double
electric oven (one section not working) | Gas hob | Boiler (new in
2024) | Part tiled surround | Integrated dishwasher | Single ceramic
wash hand basin



FIRST FLOOR LANDING

Radiator | Stairs to second floor | Doors to bathroom, bedroom two
and bedroom three

BEDROOM THREE 12' 2" x 8' 1" (Max) (3.71m x 2.46m)

Radiator | Two double glazed sash windows | Some restricted head
room

BATHROOM

Linoleum flooring | Fully tiled surround | Floating wash hand basin |
Chrome ladder style heated towel rail | Shaver point | Close coupled
W.C. | Bath with shower over | Extractor | Vanity cabinet



BEDROOM TWO 15' 5" x 10' 7" (4.70m x 3.22m)

Radiator | Double glazed sash window | Doors to en-suite and walk-
in wardrobe

ENSUITE

Linoleum flooring | Fully tiled | Shaver point | Extractor | Single
shower cubicle with mobility rail | Chrome ladder style heated towel
rail | Floating wash hand basin | Close coupled W.C. | Vanity cabinet

WALK-IN WARDROBE

Shelving and rail

SECOND FLOOR BEDROOM ONE 16' 2" x 14' 5" (Max) (4.92m x 4.39m)

Double glazed sash window | Radiator | Loft access hatch | Exposed brick walls | Double glazed patio doors to roof terrace | Some restricted head height

EXTERNALLY

Outbuilding | Lawned rear garden | Parking | Decked roof terrace

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains Gas

Broadband: Fibre to cabinet

Mobile Signal Coverage Blackspot: No

Parking: Communal parking

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.

AGENTS NOTE

RESTRICTIONS AND RIGHTS

Conservation Area? Yes

BUILDING WORKS

Any known planning permissions or proposals in the immediate locality: Yes, proposal for 6 new properties nearby.

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: C

EPC RATING: To Follow

AL008964.IL.KM.04.02.25.V.1





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.

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.

16 Branches across the North-East

