

## 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**



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### 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 walkin 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**

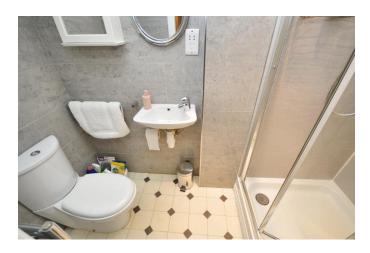
Any known planning permissions or proposals in the immediate locality: Yes, proposal for 6 new properties nearby.

#### 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

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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 300.

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### **16 Branches across the North-East**



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.