



Westlands Bellingham

- Semi Detached Home
- Large south facing garden
- Conservatory
- Two Bedrooms
- Bespoke Summer House
- Outbuildings

Offers Over **£170,000**

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Westlands, Bellingham

PROPERTY DESCRIPTION

This superb semi-detached property has been updated and well maintained but also offers the best garden on the street with a fantastic detached summer house.

The property is entered via the front door from the front garden into a central hallway with doors to lounge and kitchen as well as staircase to first floor and two storage cupboards.

The lounge is dual aspect with feature fireplace, ample space for lounge furniture and fully glazed sliding doors leading through to the conservatory which overlooks the beautiful gardens.

The kitchen is fitted with a full range of wall and base units, high level breakfast bar with space for stools and plenty of storage space. A door from the kitchen leads out to the side elevation for access to the garden and outhouses.

Upstairs the property boasts two spacious double bedrooms with plenty of natural light and space for freestanding furniture as well as the double bed.

The family bathroom is well equipped with shaped bath offering shower over, hand wash basin, low level WC and heated towel rail.

Externally, the property offers an abundance of space and external storage. There are two outhouses attached to the property which are ideal for garden tools, machinery and workshop space.

The garden is a double plot and mainly laid to lawn with mature borders and shrubs. An established conifer hedge separates the far end of the garden and offers the perfect private space for the summer house, ideal for entertaining in the summer months or housing the kids for a sleepover.

Bellingham is a historic market town that lies in the scenic North Tyne Valley. Bellingham offers small shopping facilities, public houses/ restaurants, first & middle school, golf club, hotel with leisure facilities, walking trails and cycling routes.

PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Oil
Broadband: ADSL & Fibre To Cabinet
Mobile Signal / Coverage Blackspot: Yes
Parking: On Street

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.

RESTRICTIONS AND RIGHTS

Easements, servitudes or wayleaves? Main drain running across the top end of the garden

BUILDING WORKS

Any known planning permissions or proposals in the immediate locality: Yes, new building development visible from the North East side of the property

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: TBC

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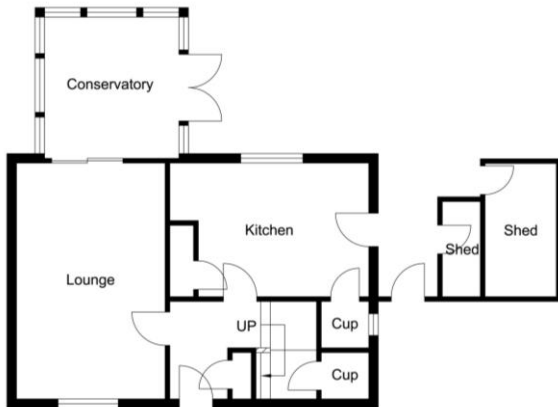
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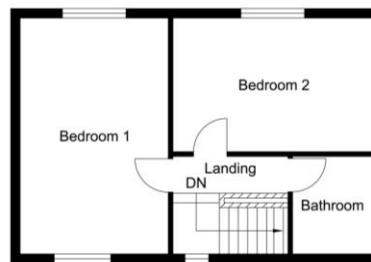
16 Branches across the North-East



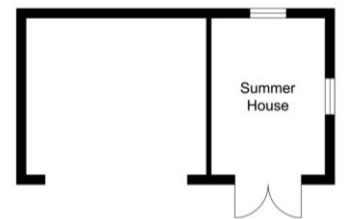
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Ground Floor



First Floor



Outbuilding

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