



Station Road | Belford | NE70 7DT

AUCTION GUIDE PRICE

£135,000 +

RMS | Rook
Matthews
Sayer



DETACHED BUNGALOW

MULTI FUEL STOVE

DOUBLE GARAGE

EASY ACCESS TO A1

ELECTRIC HEATING

SPACIOUS ROOMS

For any more information regarding the property please contact us today

Located on the eastern side of the A1 at Belford, this spacious detached bungalow offers an excellent opportunity for buyers seeking a home they can update and personalise to their own tastes. Ideally located just 2 miles from Waren Mill and the stunning coastline at Budle Bay, approximately 4 miles from the historic village of Bamburgh, and only 1 mile from Belford's local amenities including the Co-op, the property combines a peaceful setting with convenient access to the surrounding area.

The accommodation comprises three well-proportioned bedrooms, a comfortable living room, a spacious dining kitchen, and a large bathroom. Externally, there is a double garage and a driveway providing off-street parking for approximately three vehicles, together with a garden area to the front.

Although the property would benefit from modernisation, it presents tremendous potential to create a superb permanent residence, holiday home or retirement property in this sought-after Northumberland location. Heating is provided by a combination of night storage heaters and a multi-fuel stove.

ENTRANCE HALL

Double-glazed entrance door | Electric storage heater | Double-glazed windows to rear | Doors to; bedrooms, bathroom and living room

LIVING ROOM 18'11 X 11'9 (5.76m x 3.58m)

UPVC double-glazed bow window to front and double-glazed window to rear | Stone fireplace incorporating a multi fuel stove | Coving to ceiling | Electric storage heater

KITCHEN 18'10 X 14'10 (5.74m x 4.52m)

Fitted units incorporating an electric range cooker, space for washing machine, single stainless-steel bowl sink and drainer, space for fridge-freezer | Double-glazed French doors to rear and double-glazed bow window to front | Laminate flooring

BEDROOM ONE 15'6 X 9'11 (4.72m x 3.02m)

Double-glazed bow window

BEDROOM TWO 11'10 X 9'3 (3.60m x 2.82m)

Double-glazed bow window | Loft access hatch

BEDROOM THREE 11'10 X 9'3 (3.60m x 2.82m)

Double glazed window

BATHROOM 15'6 X 7'8 (4.72m x 2.34m)

Corner bath | Walk-in shower cubicle with electric shower | Close-coupled W.C | Pedestal wash-hand basin | Fully tiled walls and tiled floor | UPVC double-glazed frosted window | Electric storage heater

EXTERNALLY

Double garage | Garden mainly laid to lawn and a patio area | Concrete hard standing driveway for approximately three cars

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PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Night Storage & Stone Fireplace

Broadband: ADSL Copper Wire

Mobile Signal Coverage Blackspot: No known issues

Parking: Driveway & Garage

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.

ACCESSIBILITY

- There is a Decking Ramp leading to the front door

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: B

EPC RATING: D

AL009324/DM/VG/22.10.26/V.1

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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		