



48 Westlands

Bellingham, Hexham, NE48 2DW

youngsRPS 

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Offered for sale with no forward chain an exciting opportunity to purchase this two bedroom semi detached house which has been completely renovated and refurbished offering light bright and spacious accommodation.

- No forward chain
- Semi detached home
- Two double bedrooms
- Recently refurbished
- Modern kitchen
- Gardens
- Village location
- Energy efficiency rating E



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01434 608980



DESCRIPTION

Offered for sale with no forward chain an exciting opportunity to purchase this two bedroom semi detached house which has been completely renovated and refurbished offering light bright and spacious accommodation.

Benefiting from new LPG central heating system, electrical re-wire, new fitted kitchen, plastered and decorated with new carpets throughout. The property which must be viewed to be appreciated briefly comprises of reception hall with under stairs cupboard, staircase leading to first floor with storage cupboard, spacious lounge which leads to a pleasant conservatory with views of the garden, breakfasting kitchen with electric oven and hob with extractor, stainless steel sink and drainer with mixer tap, integral dishwasher, door leading to utility room workshop. The first floor has a spacious landing, two double bedrooms with storage cupboards, one with excellent fitted wardrobes and a family bathroom which has a white suite and is fully tiled.

Externally to the front the garden is well planted with mature borders, to the rear there is a raised flagged patio area, lawn with mature borders, raised vegetable plot and access to the utility/workshop.

LOCATION

Located in Bellingham which has a thriving community with first and middle schools, an array of local shops, doctors surgery, café and public houses.

SERVICES

Mains electricity, water and drainage. LPG gas central heating supplying radiators and hot water.

CHARGES

Northumberland County Council tax band A

VIEWINGS

Viewing is strictly by appointment. Arrangements can be made by contacting YoungsRPS, Hexham on 01434 608980.

FREE MARKET APPRAISAL

We would be pleased to provide professional, unbiased advice on the current value and marketing of your existing home.





IMPORTANT NOTE: Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008: We endeavour to make our sales particulars accurate and reliable. They should be considered as general guidance only and do not constitute all or any part of the contract. None of the services, fittings and equipment have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Prospective buyers and their advisers should satisfy themselves as to the facts, and before arranging an inspection, availability. Further information on points of particular importance can be provided. No person in the employment of YoungsRPS (NE) Ltd has any authority to make or give any representation or warranty whatever in relation to this property.



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