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WESTLANDS, BELLINGHAM, HEXHAM

Offers Over £155,000

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DESIRABLE RESIDENTIAL AREA | TWO BEDROOMS | LARGE CORNER PLOT

Brunton Residential is thrilled to present this well-maintained two-bedroom end terraced home, ideally located on Westlands, Bellingham. Westlands is perfectly situated in a popular residential area, close to the town centre of Bellingham, with local shops nearby and just across the road from the Co-Op. Bellingham is on the edge of the Northumberland National Park, making it an ideal base for exploring nearby attractions such as Hadrian's Wall, Kielder's Dark Skies, the Borders, and everything the National Park has to offer.

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Accommodation briefly comprises of a hallway with a cupboard under the stairs. To the right, you'll find a spacious lounge that spans the width of the property, featuring dual-aspect windows and an electric fireplace with a wooden surround. At the rear of the property is a generously-sized kitchen, recently updated with high-quality fixtures. It boasts a range of base and wall units, a stainless steel sink with a mixer tap, and parquet wooden flooring. The current owners have also added a convenient downstairs WC, located off the kitchen, with an external door leading to the rear garden.

Upstairs, you'll find a storage cupboard on the landing. The first floor features two double bedrooms. The master bedroom benefits from dual-aspect windows and a built-in storage cupboard. The second bedroom is also a good size and includes a storage cupboard, overlooking the rear garage. The family bathroom offers a bath, pedestal sink, and WC.

Externally, the property is situated on a corner plot, providing additional space. The front of the house is complemented by a large, well-maintained lawn area, with a gravelled section and shrubs to the side. The side of the property provides access to the garage and a parking space. At the rear, there's a lawned area with bordered shrubs and two outdoor storage sheds.



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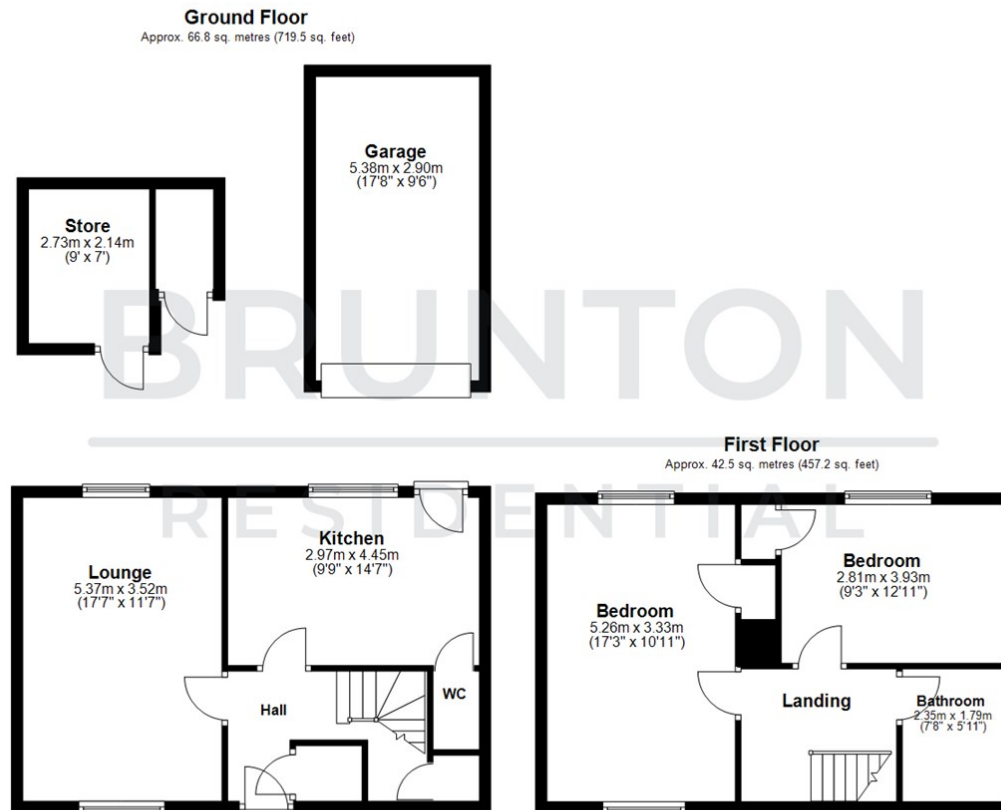
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TENURE : Freehold

LOCAL AUTHORITY : Northumberland
County Council

COUNCIL TAX BAND : A

EPC RATING :



All measurements are approximate and are for illustration only.
Plan produced using PlanUp.



| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |