



43 Westlands

Bellingham, Hexham, NE48 2DW

youngsRPS 

43 Westlands Bellingham Hexham NE48 2DW

Offered for sale with no forward chain, an exciting opportunity to purchase this two bedroom semi detached house with gardens to the front and rear.

- Semi detached
- Driveway parking
- 2 bedrooms
- Village location
- Garden
- No onward chain
- Fantastic first time purchase
- Energy efficiency rating C



youngsRPS 

Youngs Hexham 01434 608980



DESCRIPTION

The property is in need of updating which has been reflected in the price, the accommodation briefly comprises of entrance hall with staircase leading to the first floor with under stair storage cupboard. The spacious lounge/dining room has dual aspect windows, an attractive fireplace with marble inset and hearth and wall light points. The kitchen is fitted with an excellent range of floor and wall cabinets with contrasting work surfaces. There is; one and half bowl sink unit and drainer with mixer tap over, electric hob and over with extractor above, walk in shelved pantry with window, recess storage cupboard, window overlooking the rear garden and an external door to the rear. The hallway staircase leads to a half landing with a cloaks/storage cupboard. The landing has a window to the front elevation, loft access hatch and a cupboard/ wardrobe. There is a bedroom situated to the front elevation meanwhile the master bedroom has dual aspect windows and fitted wardrobes. There is a cupboard housing the hot water cylinder and a bathroom which consists of shower cubicle, low level wc, pedestal hand basin, ceramic tiling to the walls and a frosted glass window.

Externally there is an outhouse/utility room having a Belfast style sink, shelving and oil central heating boiler as well as a separate tool/garden store. The garden to the front is laid with attractive

gravel and paving, to the rear again the garden is low maintenance with gravel and paving.

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 are connected. Oil fired central heating to radiators also supplying the domestic 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.



R201

NORTHALLERTON

General: 01609 773004
Land Agency: 01609 781234

northallerton@youngsrps.com

SEDFIELD

General: 01740 617377
Land Agency: 01740 622100

sedgefield@youngsrps.com

NEWCASTLE

General: 0191 261 0300

newcastle@youngsrps.com

HEXHAM

General: 01434 608980
Land Agency: 01434 609000

hexham@youngsrps.com

DUMFRIES

General: 01387 402277

dumfries@youngsrps.com