



Williams Way | Belford | NE70 7NX

£235,000

This immaculate three-bedroom semi-detached house in the historic village of Belford, Northumberland, offers spacious open-plan living, a garden, garage, and veranda, with access to amenities, transport links, and scenic outdoor spaces—ideal for families and commuters alike.

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Freehold semi-detached house

Living/dining room

Downstairs W.C

Garage and driveway

Garden with decked area

Gas central heating and double-glazing

For any more information regarding the property please contact us today

27 Williams Way Belford NE70 7NX

This modern three-bedroom semi-detached house is offered for sale in the historic village of Belford, Northumberland. Situated in a location known for its traditional charm, the property benefits from convenient access to the A1, making it well-suited for commuters travelling north to Berwick-upon-Tweed or south towards Alnwick, Morpeth, and Newcastle.

The house features an immaculate interior with an open-plan reception room that offers large windows, providing an abundance of natural light and direct access out to the superb composite-decked veranda, and the garden. The accommodation also comprises a downstairs W.C., family bathroom, two double bedrooms, and one single bedroom, providing comfortable living for families.

Externally, the property offers a generous sized garden, private driveway parking, a single garage, and a fantastic veranda, appealing to those seeking outdoor space and practicality. The location places residents close to local amenities, schools, and scenic green spaces, ideal for walking and recreational activities. Belford High Street is within walking distance, and the village has a local CO-OP and a doctor's surgery.

For those reliant on public transport, Belford is situated approx.14-15 miles from Berwick-upon-Tweed rail station, providing travel on the East Coast Main Line. There is also a bus service to Berwick, Alnwick, Wooler, and Newcastle. The surrounding area also boasts a variety of walking routes and is within easy access to both the Northumberland National Park and the coast, making this an ideal location for outdoor enthusiasts.

ACCOMMODATION

ENTRANCE HALL

Double-glazed composite entrance door | Laminate floor | Radiators | Staircase to first floor | Under-stair cupboard | Doors to; WC, living/dining room, and kitchen

WC

Close-coupled W.C | Cabinet with integrated wash-hand basin | Radiator | Laminate floor | UPVC double-glazed window | Extractor

LIVING/ DINING ROOM 11'3 MAX (9'2 MIN) X 25'5 (3.43m x 7.74m)

UPVC double-glazed windows to front and sliding double-glazed patio doors to rear | Laminate floor | Covings to ceiling | Radiators

KITCHEN 11'8 x 8'5 (3.55m x 2.56m)

Fitted wall and base units incorporating; 1.5 stainless steel sink, gas hob with extractor hood, electric oven, space for fridge freezer, space for washing machine | Part-tiled walls | UPVC double-glazed window | Laminate floor | Radiator

FIRST FLOOR LANDING

UPVC double-glazed window | Loft access hatch | Storage cupboards | Doors to: bedrooms and bathroom

BEDROOM ONE (FRONT) 13' X 9'2 PLUS DOOR RECESS (3.96m x 2.79m)

UPVC double-glazed window | Radiator

BEDROOM TWO (REAR) 12'2 X 10'5 (3.71m x 3.17m)

UPVC double-glazed window | Radiator

BEDROOM THREE (REAR) 7'9 X 7'6 (2.36m x 2.28m)

UPVC double-glazed window | Radiator

T: 01665 510044

E: alnwick@rmsestateagents.co.uk

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BATHROOM (FRONT) 8'8 X 5'6 (2.64m x 1.68m)

Bath with mains shower over and concertina shower screen | Pedestal wash-basin | Close-coupled W.C | Chrome ladder-style Radiator | Tiled walls | UPVC double-glazed window | Extractor

GARAGE 10'5 X 18'3 (3.17m x 5.56m)

Up and over garage door | Overhead storage | Light and power | Cold water supply

EXTERNALLY

Raised composite decking | Lawn area | Porcelain tiled patio | Fenced boundaries

Front garden mainly laid to lawn with drive to the side that leads to the garage

PRIMARY SERVICES SUPPLY

- Electricity: Mains
- Water: Mains
- Sewerage: Mains
- Heating: Mains gas
- Broadband: ADSL copper wire
- Mobile Signal Coverage Blackspot: No known issues
- Parking: Garage and driveway

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



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: C

EPC RATING: C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

AL009314/DM/CM/20.11.25/V2



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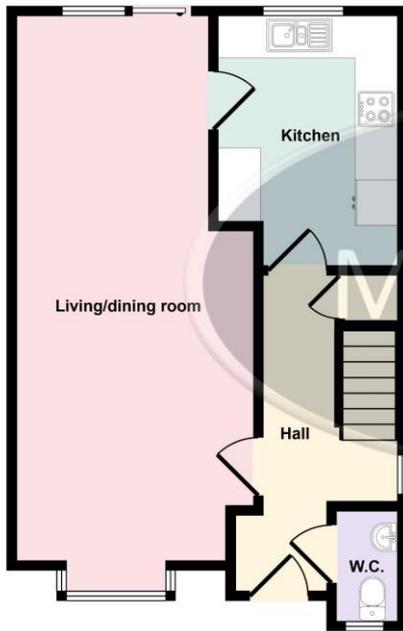
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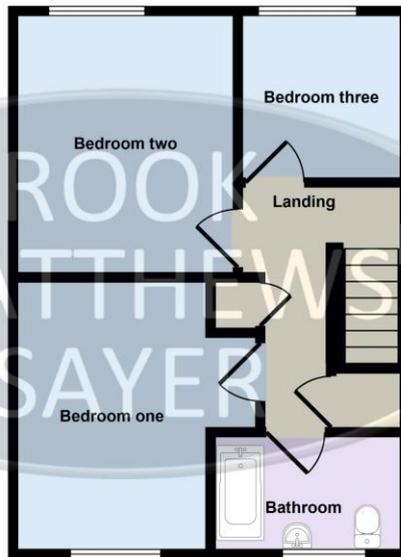
FLOOR PLAN

Approx Gross Internal Area
102 sq m / 1103 sq ft

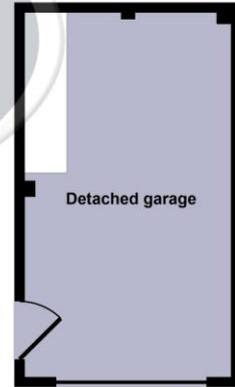
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Ground Floor
Approx 45 sq m / 481 sq ft



First Floor
Approx 42 sq m / 455 sq ft



Garage
Approx 15 sq m / 166 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Important Note: Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.

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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