

# SIGNATURE

## NORTH EAST

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📍 Detchant, Belford NE70 7PF

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**Asking Price**  
**£199,950**

Signature North East welcomes you to this charming two-bedroom terraced home, located just outside of the peaceful village of Belford. Nestled in a tranquil setting and surrounded by beautiful green space, this property offers a real sense of calm and escape. A particular highlight is the breath taking view of Holy Island, which can be enjoyed from the comfort of your own window, a truly rare feature in such a well-positioned home.

Upon entering the property, you're greeted by an inviting entrance hallway which leads into the spacious living room. This bright and airy space offers ample room for furnishings and is perfect for relaxing or entertaining guests, complete with a log burner for added warmth and character. The kitchen is both stylish and practical, fitted with sleek countertops and attractive wall and base units, along with integrated appliances including an oven and hob. Completing the ground floor is a modern bathroom, equipped with a bathtub, overhead shower, wash basin, and WC.

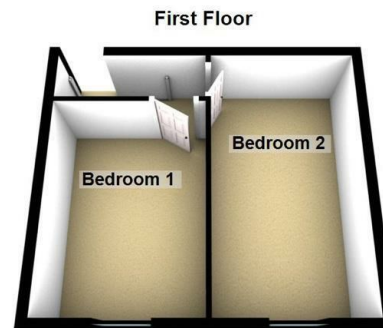
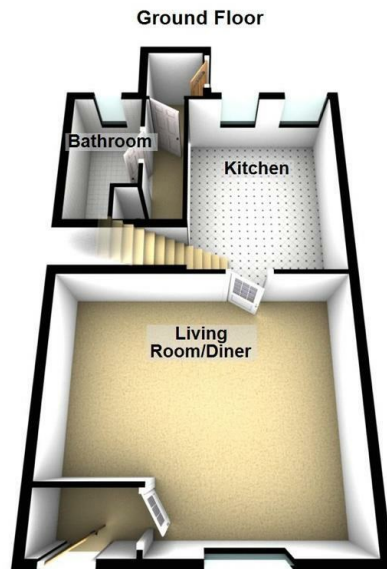
Upstairs, the property offers two generously sized double bedrooms. Both rooms provide plenty of space for bedroom furnishings and storage, making them ideal for a couple, small family, or those looking for a peaceful retreat with room to spare.

Externally, this lovely home benefits from a spacious rear garden, laid to lawn and framed with mature hedging for added privacy, a perfect spot for enjoying the outdoors. The property also benefits from two allocated off-street parking spaces located close by for added convenience.



PLEASE NOTE THAT THE VENDOR HAS CERTIFIED THE PROPERTY INFORMATION AND IMAGES.

# PROPERTY FLOORPLAN



Total area: approx. 85.4 sq. metres (919.5 sq. feet)

## Measurements:

Living Room/Diner  
16'8" x 19'3"

Kitchen  
13'11" x 10'7"

Bathroom  
5'6" x 10'1"

Bedroom One  
13'3" x 9'8"

Bedroom Two  
17'1" x 9'8"

## Energy Efficiency Rating

|                                             | Current   | Potential                                                                                                     |
|---------------------------------------------|-----------|---------------------------------------------------------------------------------------------------------------|
| Very energy efficient - lower running costs |           |                                                                                                               |
| (92 plus) <b>A</b>                          |           | <b>87</b>                                                                                                     |
| (81-91) <b>B</b>                            |           |                                                                                                               |
| (69-80) <b>C</b>                            |           |                                                                                                               |
| (55-68) <b>D</b>                            | <b>60</b> |                                                                                                               |
| (39-54) <b>E</b>                            |           |                                                                                                               |
| (21-38) <b>F</b>                            |           |                                                                                                               |
| (1-20) <b>G</b>                             |           |                                                                                                               |
| Not energy efficient - higher running costs |           |                                                                                                               |
| England & Wales                             |           | EU Directive 2002/91/EC  |





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