



2 bed terraced house to buy in

Station Cottages, Belford,
Northumberland, NE70 7DY

£225,000 Offers Over

 x 2  x 1  x 1

Tenure

Freehold

Property features

- ✓ Two Bedrooms
- ✓ Terraced Cottage
- ✓ Countryside Views
- ✓ Front And Rear Garden
- ✓ EPC Rating E

Allocated parking

Garden

Key Information

- ✓ EPC Rating: E
- ✓ Heating supply: Electric
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTP (fibre to the premises)
- ✓ Mobile signal: Good

Arrange a viewing

Darren Tynan
Branch Manager
Alnwick

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Two Bedrooms | Terraced Cottage | Countryside Views | Front and Rear Garden |

Pattinson Estate Agents is thrilled to present this charming two-bedroom terraced house situated in the tranquil community of Belford. This attractive home is the definition of homely comfort mixed with contemporary sophistication.

As you step inside this carefully maintained property, you're greeted by a warm, welcoming reception area that sets the tone for the rest of the house. Follow through to the sleek, well-presented kitchen which is equipped with all the necessary fittings for modern living.

The property features two generously-sized bedrooms, boasting ample natural light and promising a serene atmosphere for relaxation. The family bathroom is tastefully decorated and includes quality fixtures adding to the property's overall ambience of refined elegance.

The house demonstrates a deft amalgamation of comfort and style to any would-be homeowner. With close proximity to local amenities and public transportation, this property gives an evident nod to convenience, making it an ideal investment.

A meticulous decorative order prevails throughout the entire property, making it a ready-to-move-in acquisition - a perfect blank canvas inviting you to add your personal touch.

Stake your claim with this attractive terraced house, offering a harmonious blend of style, comfort and convenience. Don't delay, properties in this area are in high demand. Arrange your viewing today!

Please contact Alnwick@pattinson.co.uk or call 01665 639110

Tenure: Freehold

Price: Offers Over £225,000

Property Type: Terraced House

USPs: Garden

Parking: Allocated, Off Street, Rear, Private

Year built: 1930

Construction materials: Stone built

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Electric, Wood Burner

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Septic Tank

Air conditioning: No

Broadband: FTTP (fibre to the premises)

Mobile signal coverage: Good

Front Elevation

A charming traditional stone-built terraced cottage. Featuring a symmetrical façade with sash-style windows and pastel-coloured front door. The exterior exudes rustic appeal, enhanced by the natural stone construction and tidy architectural details. In front of the cottage lies a well-maintained lawn bordered by a fence, with mature shrubs, flowering plants like lavender, and a wooden bench adding to the idyllic, countryside atmosphere. The perfect setting in a rural environment with a welcoming and homely feel.



Kitchen

A bright and spacious country-style kitchen that combines traditional charm with modern functionality. The room features neutral tones and stone flooring, which adds rustic warmth and durability. The cabinetry is classic shaker-style in a soft grey finish, complemented by sleek countertops and modern stainless steel appliances, including an integrated oven, stovetop, and extractor hood.

A large window above the sink allows natural light to flood the space, creating an airy and welcoming atmosphere. The overall design blends contemporary accents with traditional country elements.



Utility Room/ WC

A compact and functional utility room that also serves as a secondary WC. The space is bright and clean, thanks to the large frosted window that allows in ample natural light while maintaining privacy. The walls are painted a crisp white, creating a fresh and airy feel. The flooring features rustic stone tiles that match the kitchen, lending continuity and a touch of country charm.

In the corner, there is a simple white toilet with a traditional high-level cistern. A wooden countertop with a stainless steel sink and integrated draining area sits above a white washing machine, highlighting the room's dual function as a laundry area. The layout is efficient and well-utilised, offering both convenience and practicality in a small footprint.



Lounge

A cosy and inviting living room that blends traditional country charm with modern comfort. The room is anchored by a central fireplace with a rustic stone surround and a wood-burning stove, creating a warm and welcoming focal point.

The walls are painted in a soft white, enhancing the natural light that pours in through a large sash window.



Master Bedroom

A serene and neatly arranged bedroom that exudes comfort and simplicity with a built in storage cupboard.

A large window allows ample natural light to fill the room.



Bedroom Two

A cosy and tastefully decorated bedroom with a warm, rustic aesthetic.

A large window spans most of one wall, allowing natural light to brighten the space and offering views of fields outside.



Family Bathroom

A bright, modern bathroom with a clean and contemporary design. A large frosted window floods the space with diffused daylight while maintaining privacy.

To the right, a compact white pedestal sink is equipped with a chrome tap and a bottle of hand soap, while a spacious walk-in shower with a glass enclosure occupies the corner, surrounded by large rectangular beige tiles that lend a sleek, spa-like atmosphere. On the left side of the room, a vanity unit with shaker-style cabinetry and a clean white countertop provides ample storage.



Rear Garden

A spacious and sunlit rear garden with a peaceful, semi-rural setting. The lawn is expansive and well-maintained, bordered by a combination of wooden fencing and open wire fencing that offers unobstructed views of the rolling green fields beyond. Scattered throughout the garden are small trees and neatly trimmed bushes, creating a natural, inviting feel and offering pockets of shade.

The Vendor intends on fencing a section of the rear garden.



Allocated Parking

There is a gravel parking area.

Beyond the parking area lies a spacious grassy section with picnic benches, shaded by mature trees, making it an ideal spot for outdoor dining or leisure.



Countryside Views

A breath-taking panoramic view of open countryside. The landscape features expansive green fields stretching into the distance, bathed in warm sunlight and partially shaded in the foreground by an overhanging tree. The grass appears lush and healthy, dotted with wildflowers and occasional natural dips in the terrain, suggesting a gently rolling pasture.

The horizon is lined with clusters of trees and dense shrubbery, adding depth and a sense of seclusion to the scene.



Front Garden

A charming and well-kept enclosed garden area, ideal for relaxation or light outdoor activities. The lawn is lush and green, bordered by a neat wooden picket fence that adds to the cottage-style appeal of the property. Well-maintained hedges, shrubs, and flowering plants line the perimeter, providing colour and natural privacy.

A few mature trees offer gentle shade and enhance the garden's tranquil ambiance, while the open gate in the background leads the eye to expansive countryside views beyond. This outdoor space is both functional and picturesque, perfect for families, pet owners, or anyone seeking a peaceful connection with nature.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		75
(55-68) D		
(39-54) E	43	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC 

Station Cottages, Belford, Northumberland, NE70 7DY

Contact your local branch today for more information on this property:

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