


# SIGNATURE

## NORTH EAST

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 Brookside Place, Hexham NE48 2AL

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**Offers Over £165,000**

Signature North East is delighted to present this charming 2-bedroom terraced cottage situated in the tranquil setting of Bellingham in Northumberland. This property not only provides a comfortable living space but also holds great potential for holiday letting, having been booked out for two consecutive years. Its enviable location offers proximity to cherished parks like Hareshaw Lin Waterfall, local shops, and restaurants, making it an excellent opportunity for those seeking a countryside home.

Upon stepping into this property, you are welcomed into the spacious living room, offering ample space for your preferred furnishings. The room features a beautiful log burner fireplace, creating an ideal cosy ambiance. Moving forward, you will discover the kitchen, which provides storage space through shaker-style wall and base units. The kitchen is also equipped with brand new integrated appliances, including a washing machine, oven, and hob.

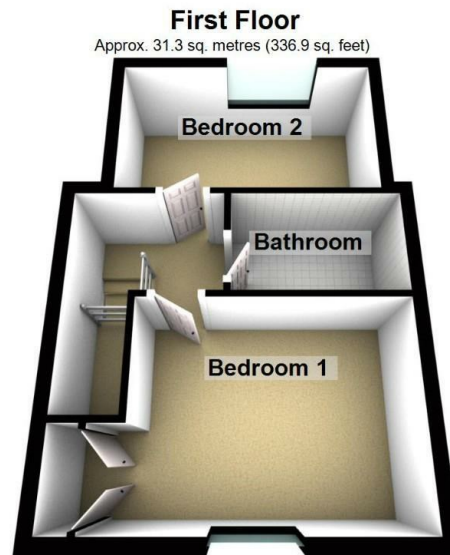
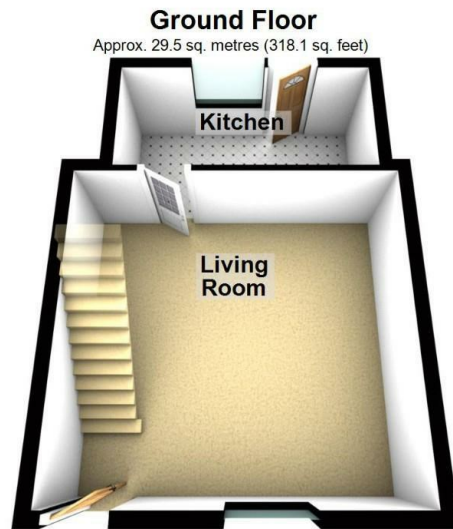
Ascending to the first floor, you will discover two generously sized bedrooms, each easily accommodating a double bed along with furnishings. Completing the first floor is the bathroom, featuring a bathtub, hand basin, and WC.

Externally, to the rear of the property, you will discover a spacious back garden that offers ample space for outdoor living furniture.



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

# PROPERTY FLOORPLAN



Total area: approx. 60.8 sq. metres (654.9 sq. feet)

Please be advised the floorplans are not drawn to scale and are to be used to give an idea of the layout of the property.  
Plan produced using PlanUp.

## Measurements:

Living Room  
15'8" x 15'0"

Kitchen  
12'11" x 5'11"

Bedroom One  
15'8" x 9'10"

Bedroom Two  
12'11" x 7'4"

Bathroom  
8'1" x 4'11"

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>77</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>56</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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