



A well-proportioned three-bedroom detached bungalow occupying a pleasant position within the popular village of Catton, near Allendale. Whilst the accommodation would certainly benefit from modernisation, it does also appear to have been well maintained and should appeal to a variety of buyers. It includes ample driveway parking, a detached wooden garage and an attractive mature garden with a meandering brook running through the grounds. The location is well placed for neighbouring amenities and transport links. Viewings are highly recommended. There is no forward chain.

- Three Bedrooms
- Parking & Garage
- Pleasant Location
- Two Reception Rooms
- Established Gardens
- No Forward Chain

Entrance Porch 8' 3" by 6' 2" (2m 51cm by 1m 88cm)

Tiled floor.

Hallway

Built-in cloaks cupboard, Double glazed window, Single central heating radiator, Loft access.

Lounge 20' 2" by 19' 4" (6m 15cm by 5m 90cm)

Open feature fireplace, Double glazed window, Double glazed sliding patio door to rear external, Two double central heating radiators.

Dining Room 12' 11" by 11' 2" (3m 93cm by 3m 41cm)

Two double glazed windows, Single central heating radiator.

Kitchen 12' 2" by 10' 8" (3m 70cm by 3m 26cm)

Wall and floor units with laminate work surfaces over, Integrated oven and hood, 1&1/2 sink with drainer unit and mixer tap, Double glazed window, Door to external.

Utility/Boiler Room 12' 4" by 8' 1" (3m 75cm by 2m 47cm)

Plumbed for washing machine, Oil fired boiler, Loft access, Door to side external.

Bedroom One 15' 11" by 11' 8" (4m 86cm by 3m 55cm)

Two double glazed windows, Single central heating radiator, Built-in mirror fronted wardrobe.

Bedroom Two 10' 8" by 9' 11" (3m 24cm by 3m 3cm)

Double glazed window, Single central heating radiator.

Bedroom Three 10' 9" by 7' 2" (3m 27cm by 2m 19cm)

Double glazed window, Single central heating radiator.

En-Suite 10' 6" by 4' 1" (3m 20cm by 1m 25cm)

Walk-in shower cubicle, Wash hand basin with vanity unit, WC, Single central heating radiator, Extractor fan.



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Bathroom 7' 7" by 6' 7" (2m 31cm by 2m 1cm)

Bath, Wash hand basin, WC, Double glazed window, Single central heating radiator, Linen cupboard.

External

Generous driveway parking leading to a detached wooden garage. Lawned gardens with a variety of established trees, shrubs and bedded plantings. Wooden storage shed. Within the grounds is also a pleasant brook which meanders past the front elevation of the property.

Tenure

Freehold.

Services

Mains water and electricity. Oil fired central heating. Septic tank drainage.

Council tax band E.

EPC TBC.

Agents Notes:

Following inspection, it has been identified that the current septic tank system is non-compliant with General Binding Rules 2020.

We are therefore in receipt of a quote for the septic tank to be replaced with a suitable package wastewater treatment plant, which could be installed in the same position as the septic tank, allowing use of the existing inlet and outlet drainage pipework.

Once these works are carried out the system would then be re-classified as compliant with General Binding Rules 2020 and a certificate issued.

This information can be made available to interested parties upon request.

Disclaimer

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.



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