



## Newton-on-the-Moor

- Semi-detached cottage
- Two bedrooms
- Large garden
- Village location
- Wood burning stove



Guide Price: **£ 250,000**

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ROOK  
MATTHEWS  
SAYER

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# 14 Newton-on-the-Moor, Morpeth, Northumberland NE65 9JY

A charming stone cottage situated in the small hamlet of Newton-On-The-Moor in Northumberland. This is a great location for commuters using the A1 main road for Alnwick, Berwick, Morpeth and Newcastle. The large garden with a southerly aspect is positioned behind the cottage and there is plenty of space for off-street parking, as well as storage in the detached garage/store. The long sun porch at the rear makes the most of the southerly aspect, whilst the cosy lounge at the front benefits from a wood burning stove. The largest of the two double bedrooms has a full range of fitted sliding door wardrobes and the kitchen has been fitted with modern shaker style units.

## PORCH/SUN ROOM 17'6 x 4'11 (5.33m x 1.49m)

Double glazed composite door | Double glazed windows | Electric radiator | Laminate flooring and carpet

## HALL

Double glazed window | Electric radiator | Loft access hatch | Doors to lounge, kitchen, bedrooms and shower room

## LOUNGE 14'9 x 14'4 max into recess (4.50m x 4.37m max into recess)

Double glazed window | Inglenook style fireplace with wood burning stove and slate hearth | Storage cupboard | Laminate flooring | Electric radiators

## KITCHEN 11'6 x 6'1 (3.51m x 1.85m)

Double glazed window | Fitted wall and base units | Sink and drainer | Zanussi electric hob | Extractor hood | Zanussi electric oven | Space for fridge/freezer | Space for washing machine | Laminate flooring | Electric radiator | Part tiled walls | Spotlights

## BEDROOM ONE 10'8 plus wardrobes x 9'5 (3.25 plus wardrobes x 2.87m)

Double glazed window | Sliding mirror door wardrobes | Electric radiator

## BEDROOM TWO 11'0 x 7'9 (3.35m x 2.36m)

Double glazed window | Electric radiator

## BATHROOM

Double shower frosted window | Double shower cubicle with wet walling and electric shower | Close coupled W.C. | Pedestal wash hand basin | Wall mounted vanity cabinet | Extractor fan | Electric ladder heated towel rail

## DETACHED GARAGE 16'8 x 9'2 (5.08m x 2.79m)

Timber garage with double doors

## EXTERNALLY

There is a driveway leading to the rear of the property | Large lawned rear garden | Fence boundaries

## PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Septic Tank

Heating: Electric

Broadband: ADSL

Mobile Signal / Coverage Blackspot: No

Parking: Separate detached garage and driveway parking

## MINING

The property is not known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and confirmation should be sought from a conveyancer as to its effect on the property, if any.

## RESTRICTIONS AND RIGHTS

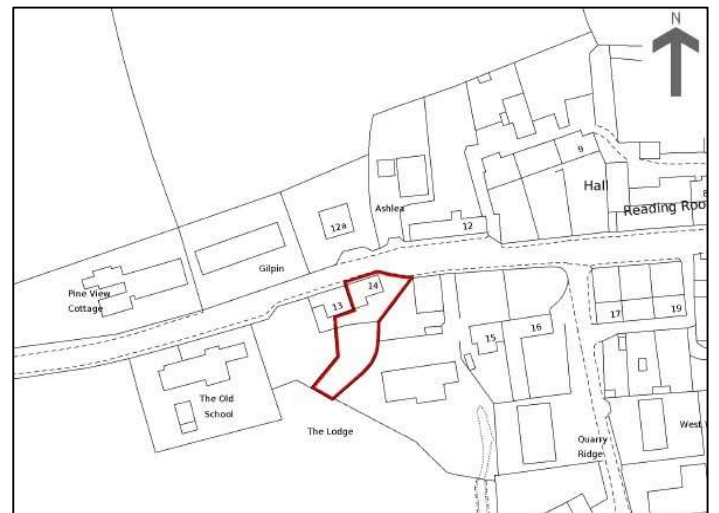
Easements, servitudes or wayleaves? Yes, there is a right of way from the drive to the neighbouring property at the rear

## 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 D | EPC RATING G

AL008638/DM/RJ/29.01.2024/V1



**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.

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16 Branches across the North-East

 The Property Ombudsman

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		67 D
39-54	E		
21-38	F		
1-20	G	12 G	

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