



South Waterside Kielder

- End Terrace Family Home
- Well Presented
- Three Bedrooms
- Outbuilding
- Generous Gardens
- Rural Village Location

Offers In The Region Of **£ 165,000**

01434 601616
46 Priestpopple, Hexham, NE46 1PQ

ROOK
MATTHEWS
SAYER

www.rookmatthewssayer.co.uk
hexham@rmsestateagents.co.uk

South Waterside, Kielder

PROPERTY DESCRIPTION

This well positioned and well presented three bedroom family home with large end plot and outbuilding has recently been partially refurbished and is offered for sale with no forward chain.

The property is entered via the front door into a pleasant entrance hallway with understair storage area and built in storage cupboards. Double glass doors to lounge with feature fireplace with multi-fuel burning stove and French doors to rear garden. The entrance hallways also offers stairs to first floor and door to kitchen. The kitchen is well fitted with archway to dining room with another feature fireplace housing multi-fuel burning stove and pantry cupboard beneath the stairs. Beyond the kitchen is a galley utility room leading on to ground floor wc, coal bunker and door to rear garden.

The first floor landing offers doors off to the three bedrooms and the family bathroom. All three bedrooms offer fitted storage.

Externally this wonderful home offers large gardens as a result of being the end property. Mature lawns, shrubs, borders and patio areas are well appointed and give a lovely private feel to the garden. A stone outbuilding housing the boiler and storage space can be found attached to the rear of the ground floor accommodation, accessed from the garden.

Butteryhaugh and Kielder offer everything a rural village should - school, rugby club, pub, walks, stunning scenery and the attractions which make Kielder the Summer hotspot that it is, such as reservoir water sports, Dark Skies observatory and the forest cycle tracks.

Road links are strong in the area to the Scottish borders in the North, Hexham and Newcastle in the South and Bellingham village in the East where you will find day to day shopping, doctors and Post Office.

This property has been fully renovated on the ground floor this year and is very well presented. Viewings are strongly advised to appreciate the quality on offer.

INTERNAL DIMENSIONS

Lounge: 16'10 x 11'10 into alcove (5.13m x 3.61m)

Dining Room: 12'0 x 10'0 into alcove (3.66m x 3.05m)

Kitchen: 11'10 x 6'4 (3.61m x 1.93m)

Bedroom 1: 16'11 x 11'11 into alcove and robes (5.16m x 3.63m)

Bedroom 2: 12'0 x 9'8 into alcove and robes (3.66m x 2.95m)

Bedroom 3: 11'11 x 6'7 into alcove and robes (3.63m x 2.01m)

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Private Supply (£100 pa)

Sewerage: Mains

Heating: Oil / Multi Fuel Burning Stoves

Broadband: Fibre to cabinet

Mobile Signal / Coverage Blackspot: Patchy

Parking: On Street 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.

RISKS

Flooding in last 5 years: Yes – January 2024

Risk of Flooding: Zone 3

Any flood defences at the property: Currently in progress

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: A

EPC RATING: TBC

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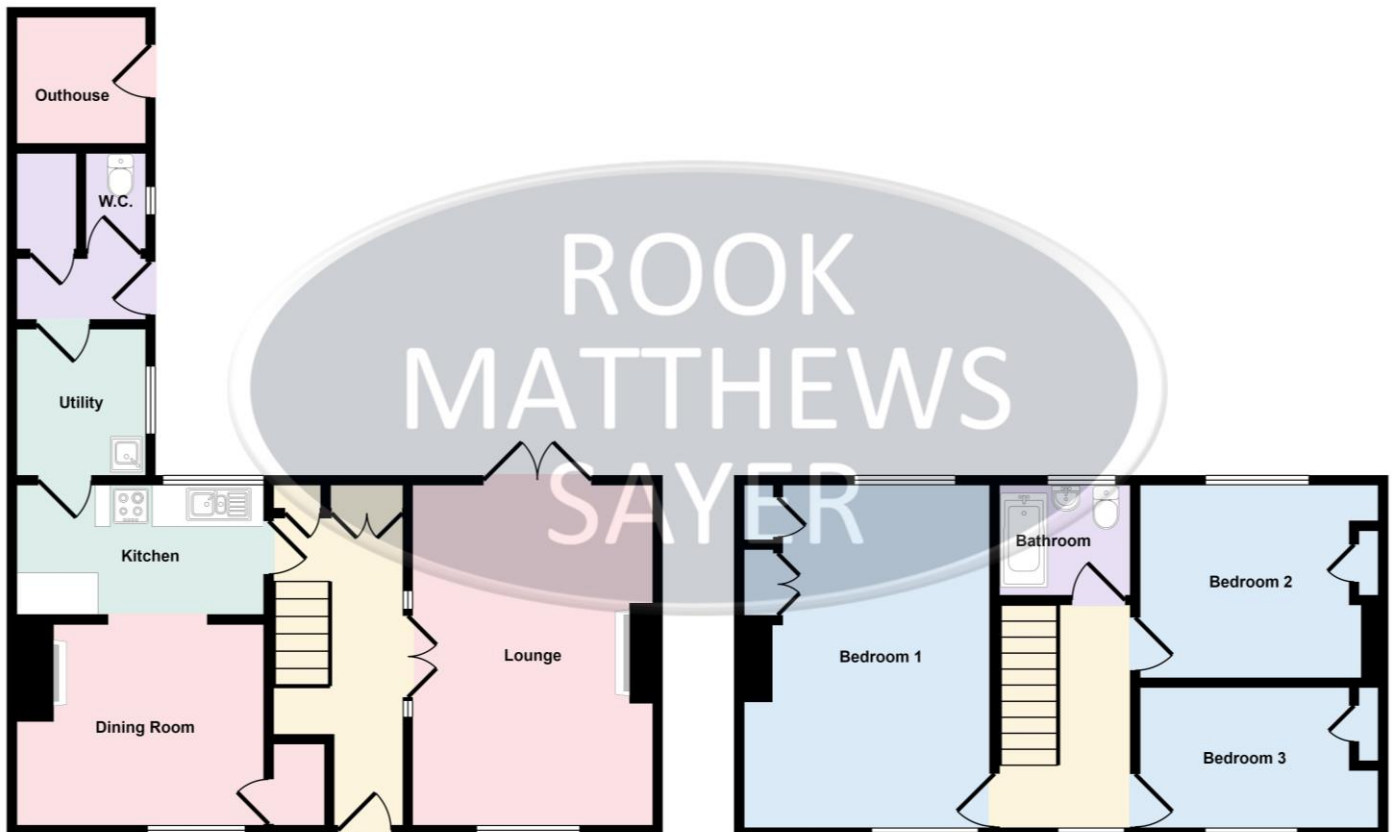
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South Waterside, Kielder



Ground Floor

First Floor

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