



Tow House | Hexham | NE47

£140,000

Charming two-bedroom mid cottage nestled in a quiet village location
in the Tyne Valley.

ROOK
MATTHEWS
SAYER



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MID-TERRACED COTTAGE

NO CHAIN

TWO BEDROOMS

DESIRABLE RURAL LOCATION

GARDENS

LOG BURNER

ON STREET PARKING

OUTHOUSE

For any more information regarding the property please contact us today

PROPERTY DESCRIPTION:

This charming mid cottage is nestled in the quiet village of Tow House in the Tyne Valley with plenty of character and charm as well as recent updates.

The front door leads into a small entrance lobby at the foot of the staircase with a further door leading through to the lounge.

The lounge is a generous room with a beautiful inglenook fireplace taking centre stage with log burner and built-in alcove storage as well as a large storage cupboard beneath the stairs.

The kitchen has been modernised recently with wall and base units as well as built-in oven, cooker hood, attractive timber effect worktops and modern splash back tiling. The kitchen has a south facing window and a wooden stable door out to the rear yard.

The stairs lead up from the lobby to the first-floor landing offering doorways to both bedrooms and the family bathroom.

The main bedroom, to the front elevation, is a large double room with generous storage

cupboard above the staircase as well as alcove storage to one side, part of which houses the heated water tank.

Bedroom two and the bathroom are both situated to the rear elevation and have south facing windows enjoying views across the Tyne Valley, beyond the village green and wooded gully.

The cottage has a rear yard on the south side, which also contains a stone outbuilding, handy for pots and bicycles maybe. This row of three cottages is surrounded by village green also which is maintained by the local authority.

Transport links are fantastic from here with regular buses, trains from Bardon Mill station and the A69 running East to West for easy car access into Newcastle, Carlisle and the Lake district. The village also offers a pub, first school, village shop and pottery.

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INTERNAL DIMENSIONS

Kitchen: 15'5 x 5'0 (4.70m x 1.52m)

Lounge: 14'6 x 12'3 into cupboard plus stairs
(4.42m x 3.73m)

Bedroom One: 12'3 x 12'7 into alcove (3.73m x 3.84m)

Bedroom Two: 8'6 x 8'1 (2.59m x 2.46m)

Bathroom: 6'8 x 4'11 (2.03m x 1.50m)

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Electric

Broadband: ADSL copper wire

Mobile Signal Coverage Blackspot: No

Parking: On Street

MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

TENURE

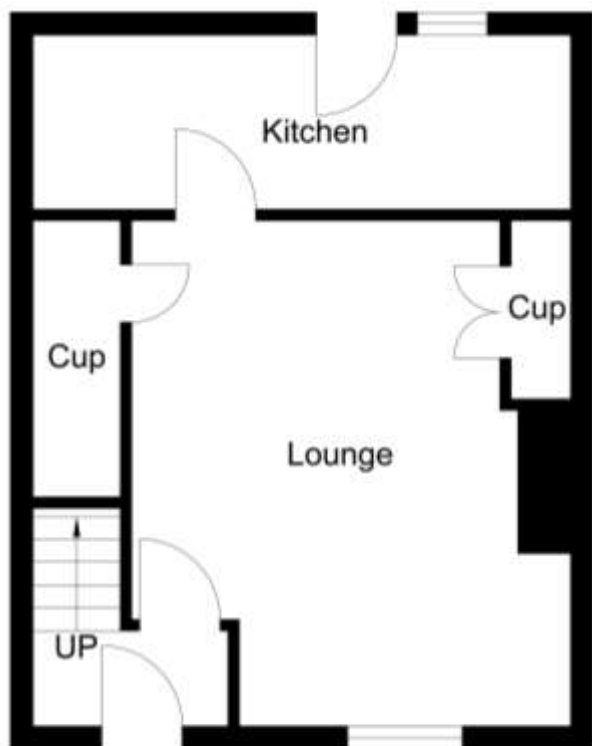
Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

COUNCIL TAX BAND: A

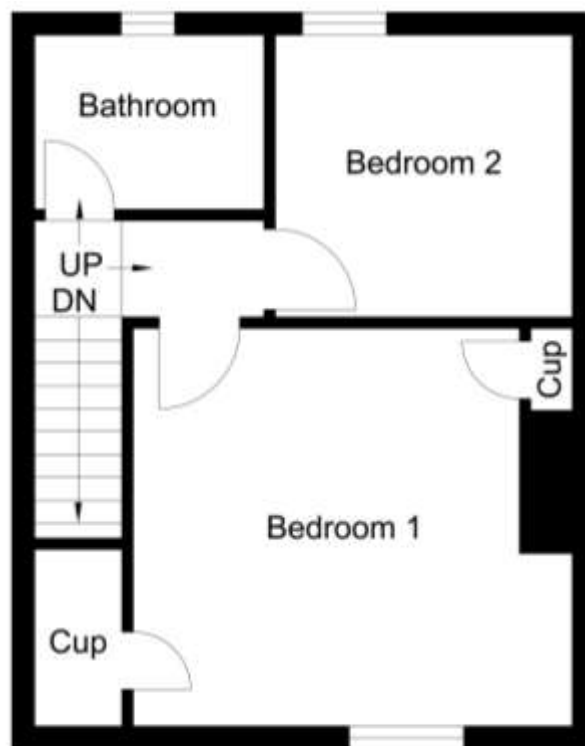
EPC RATING: E

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Ground Floor



First Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		

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