



## Hill Croft Horsley

Rook Matthews Sayer are delighted to welcome to the market this well presented two-bedroom terraced house with stunning views over the Tyne Valley. The property has been recently refurbished to an exceptional standard and benefits from a sought-after village location. The front door opens to a spacious entrance porch leading to the utility room and through to a modern breakfast kitchen with ample storage space. From the hallway there is stairs to the first floor, access an inviting lounge and conservatory with a superb aspect. Stairs lead to the first floor landing, two double bedrooms with the added benefit of built in storage to both, and a family bathroom featuring corner bath and bidet. Externally there is a well-maintained garden with paved area and lawn to enjoy the stunning Tyne Valley views.

**Asking Price: £245,000**

ROOK  
MATTHEWS  
SAYER

01661 860 228  
Ash House, Bell Villas, Ponteland, NE20 9BE

[www.rookmatthewssayer.co.uk](http://www.rookmatthewssayer.co.uk)  
[ponteland@rmsestateagents.co.uk](mailto:ponteland@rmsestateagents.co.uk)



# Hill Croft Horsley

**Porch 11'6" x 6'0" (3.50m x 1.84m)**

Welcoming entrance with tiled flooring, double-glazed windows and a composite door leading to the utility room.

**Utility 6'9" x 6'5" (2.07m x 1.95m)**

With Laminate flooring, fully tiled walls, worktops, space for washing machine and dryer and double-glazed Window



**Kitchen 13'4" x 16'3" (4.06m x 4.96m)**

A modern kitchen with floor and wall units for plenty storage, Integrated oven with induction hob and extractor fan, space for freestanding fridge/freezer. Laminate flooring and UPVC doors to the rear leading to the back garden. This breakfast kitchen also has tiled backsplash, a Sink unit with mixer tap and radiator.

**Hall**

Laminate flooring with stairs to first floor, a under stairs cupboard for storage, radiator, with doors leading to the lounge and conservatory.



**Lounge 9'10" x 16'1" (2.99m x 4.90m)**

With Carpeted flooring, a radiator, double-glazed window overlooking front of property and double-glazed window into conservatory.

**Conservatory 14'6" X 9'3" (4.43m x 2.82m)**

With laminate flooring, fitted bespoke blinds to the conservatory roof and patio doors leading to the garden



**Principal Bedroom 8'3" x 15'10" (2.51m x 4.83m)**

This double bedroom has carpeted flooring, fitted wardrobe with sliding doors and plinth for TV. With double-glazed windows and radiator.

### **Bedroom Two 10'10" x 7'10" (3.30m x 2.38m)**

Another double bedroom with carpeted flooring, fitted wardrobes with sliding doors, double-glazed windows and radiator

### **Family Bathroom 6'10" x 8'1" (1.82m x 2.47m)**

With laminate flooring, fully tiled walls, a corner bath, low level WC, sink and cabinet/vanity unit with mixer tap and storage. Also, the bathroom has a bidet with mixer tap, heated towel rail and a double-glazed frosted window.

### **External**

Enclosed garden with patio area and laid to lawn garden, with views over the village and the river Tyne

### **PRIMARY SERVICES SUPPLY**

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Electric

Broadband: Fibre

Mobile Signal Coverage Blackspot: No

Parking: On street parking

### **MINING**

The property is 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

### **TENURE**

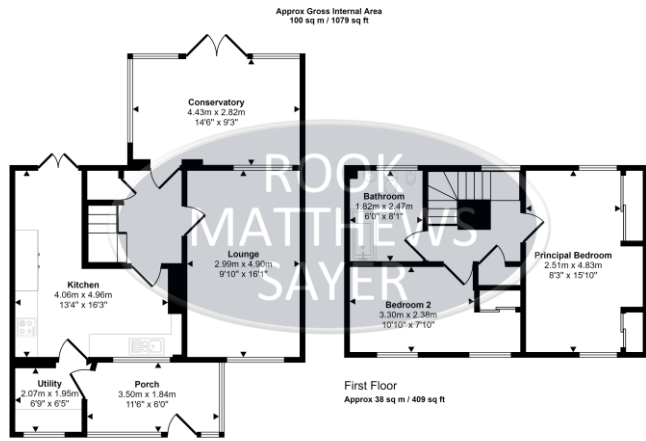
Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

**COUNCIL TAX BAND: A**

**EPC RATING: F**

P00006926/EC/SCJ/22022024/V.4





Ground Floor  
Approx 62 sq m / 671 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Items of items such as bathroom suites are representations only and may not look like the real items. Made with Made Simpley 360.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		57 D
39-54	E		
21-38	F	35 F	
1-20	G		



**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.

**Money Laundering Regulations** – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

16 Branches across the North-East

