



## The Oval Stamfordham

This beautifully presented property benefits from generous room sizes, off street parking, a sought-after village location and benefits from a lovely garden with a sunny aspect. The front door opens to a hallway with access to the generous living room/dining room with access to the decking, modern kitchen with breakfast bar, a convenient utility room with door to the garden and ground floor WC. Stairs lead to the first floor landing, an impressive principal bedroom, family bathroom and a further two double bedrooms. Externally there is a block paved driveway and a fabulous rear garden with a sunny aspect, patio, summerhouse and access to the front through an external walkway.

**Asking Price: £195,000**

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)



# The Oval Stamfordham

## Entrance Hall

The double-glazed entrance door opens to a hallway with wood effect flooring, radiator and hanging space for cloaks.

## Open Plan Living Room/Dining Room 10'9 x 23 (3.27m x 7.01m)

With double glazed window to the front, double glazed French doors to the garden, carpeted flooring, storage cupboard, two radiators and inglenook fireplace with tiled inset.



## Kitchen Breakfast Room 8'4 max x 17 (2.54m x 5.18m)

With fitted wall and base units, contrasting work tops, sink unit, space for a fridge freezer and space for a fridge, integrated microwave and oven, laminate tiled flooring, part tiled walls, radiator and double-glazed window to the front.

## Utility 5'6 x 8'4 max into recess (1.67m x 2.54m)

The utility is plumbed for washing machine and has space for a dryer, base units with work surface and sink unit, double glazed window to the side, double glazed door to the rear garden and laminate tile floor.



## Ground Floor WC

With WC, laminate tile flooring and double-glazed window to the rear.

## Landing

A carpeted landing with double glazed window to the rear, storage cupboard and loft access with ladder and partially boarded loft space.

## Bathroom 7 x 9'11 (2.13m x 3.02m)

With shower enclosure, bath with shower over, wash hand basin in feature storage unit, WC, vinyl flooring, part tiled walls, led demisting mirror, heated towel rail and double-glazed window to the rear.



### **Principal Bedroom 11'6 x 14 (3.50m x 4.26m)**

A fabulous room with two double glazed windows to the front, carpeted flooring, storage cupboard and radiator.

### **Second Bedroom 11'6 x 8'5 (3.50m x 2.56m)**

With mirror front fitted wardrobes, a storage cupboard, carpeted flooring and radiator.

### **Bedroom Three 10'10 x 9'6 plus recess (3.30m x 2.89m)**

With double glazed window to the rear, storage cupboard, carpeted flooring, radiator.

### **Garden**

The garden has a generous lawn, decking, planted borders, paved areas, summer house, shed, oil boiler and tank and gated access to the shared alleyway. To the front is a well-proportioned block paved driveway providing parking for at least two cars.

### **PRIMARY SERVICES SUPPLY**

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Oil

Broadband: ADSL Modern

Mobile Signal Coverage Blackspot: No

Parking: Driveway

### **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.

### **TENURE**

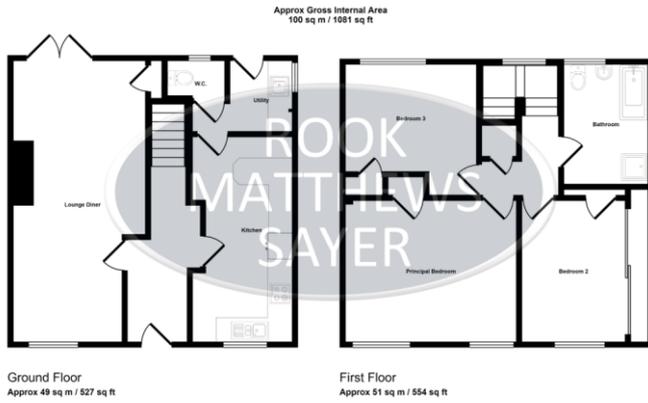
Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

**COUNCIL TAX BAND: B**

**EPC RATING: TBC**

P00007027.EC.SCI.23042024.V.5





### The Oval, Stamfordham

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or mis-statement. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, system and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Version

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	66 D	
39-54	E		
21-38	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**

