



South Side Stamfordham

This fabulous character cottage is available with no onward chain and a beautiful garden with summer house. The front door opens to a welcoming entrance porch with feature window and access to a dual aspect lounge with feature fireplace and stove. There is an impressive dining kitchen with electric range cooker and integrated appliances, two double bedrooms and a modern bathroom with feature bath tub and separate shower enclosure. Externally there is off street parking to the side of the house and a tranquil detached garden with a Southerly aspect, a generous lawn, mature trees and a summer house with deck to enjoy the wonderful surroundings. Stamfordham benefits from a highly regarded primary school, The Swinburne Arms pub, transport links, countryside walks, village hall hosting a range of facilities and further amenities nearby in Ponteland, Matfen and Corbridge.

Asking Price: £325,000

ROOK
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SAYER

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Entrance Lobby

The front door opens to an inviting entrance lobby with wood flooring, a pretty engraved inner window to the rear, radiator and door to:

Lounge 17' max x 17'6 max (5.18m x 5.33m)

A fabulous living room with feature fireplace and log burning stove, triple glazed windows to the front and side, wood flooring, radiator and a door to the kitchen.

Dining Kitchen 19'10 x max into recess 10'7 (6.04m x 3.22m)

This generous room has a traditional style fitted kitchen with wooden work tops and enamel sink unit, an inglenook with electric range cooker, cooker hood, spotlights, triple glazed window to the rear, tiled flooring, integrated dishwasher, washing machine, fridge and freezer, dining area and stable door that leads out to the rear garden and parking.

Landing

A staircase leads up from the lounge to a carpeted landing with radiator and storage cupboard housing the central heating boiler.

Bedroom One 13'10 max x 15'3 max into recess (4.21m x 4.64m)

This bedroom has views of the village green through a triple glazed window to the front, there is carpeted flooring and a radiator.



Bedroom Two 12'9 x 10'11 (3.88m x 3.32m)

This sizeable room has a triple glazed window to the rear, carpeted flooring and a radiator.

Bathroom

A stylish bathroom with feature bath tub, wash hand basin, shower enclosure, part tiled walls, spotlights, triple glazed window to the rear, Velux window and heated towel rail.

Externally there is a private parking space to the side, and an incredible 'secret' detached garden with a South facing lawn, summer house with decking to enjoy the tranquil surroundings, planted borders and mature trees.

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: LPG

Broadband: Fibre

Mobile Signal Coverage Blackspot: No

Parking: Allocated parking space – 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.

TENURE

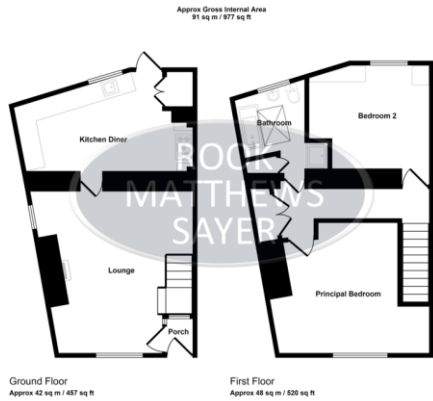
Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

COUNCIL TAX BAND: D

EPC RATING: F

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South Side, 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 1

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		66 D
39-54	E		
21-38	F	27 F	
1-20	G		



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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.

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