



Mosswood Cottages | Allensford | DH8

**£250,000**

Three-bedroom stone-built end terraced cottage with a range of stone outbuildings, generous plot and rural views - perfect for a renovation project.



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**Stone End Terrace House**

**Three Bedrooms**

**Large Gardens**

**Stone Outbuildings**

**Value Adding Project**

**Two Reception Rooms**

**UPVC Double Glazed**

**No Onward Chain**

For any more information regarding the property please contact us today



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**RMS** | Rook  
Matthews  
Sayer

## PROPERTY DESCRIPTION:

Wonderful character stone-built end terraced cottage in a small parade of five, within this desirable hamlet, with long front garden, rear garden and range of stone-built outbuildings which lend themselves to potential further development. (Subject to obtaining relevant consents).

Spectacularly set within rolling countryside with stunning views from most rooms, yet conveniently located just off the A68 giving fast road access to major towns including Newcastle and Darlington.

The property is in need of major improvement but does benefit from UPVC double glazing.

The floor plan comprises, hallway, two separate reception rooms both with feature fireplaces, kitchen, landing, three bedrooms and bathroom with separate toilet.

Externally there is a long front garden adding to its cosmetic appeal, long rear garden which has the outbuildings and wide detached garage.

An interesting refurbishment/development opportunity, offered with no onward chain.

## INTERNAL DIMENSIONS

Kitchen: 19'3 max x 7'6 reducing to 5'7 (5.87m x 2.29 x 1.70m)  
Reception One: 14'0 max x 8'11 max (4.27m x 2.72m)  
Reception Two: 13'0 reducing to 9'9 x 14'0 max (3.96m x 2.97m x 4.27m)  
Bedroom One: 14'0 max x 9'0 max (4.27m x 2.74m)  
Bedroom Two: 14'0 max x 10'0 max (4.27m x 3.05m)  
Bedroom Three: 6'0 max x 13'0 reducing to 9'10 (1.83m x 3.96m)  
Bathroom: 7'8 max x 4'9 max (2.34m x 1.45m)

## AGENTS NOTE

Plans were drawn up to develop the outbuildings which can be requested - any works would be subject to the usual relevant planning permissions.

## PRIMARY SERVICES SUPPLY

Electricity: Mains  
Water: Mains  
Sewerage: Shared Septic Tank  
Heating: Electric  
Broadband: Fibre to cabinet  
Mobile Signal Coverage Blackspot: No  
Parking: Garage & Driveway

## 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

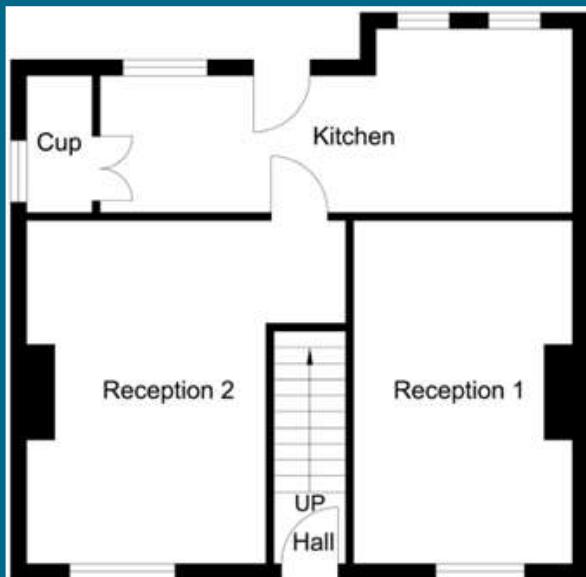
Freehold - It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

## COUNCIL TAX BAND: B

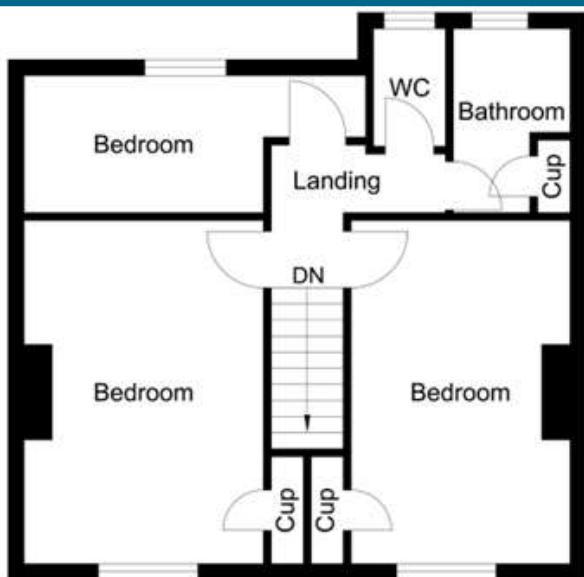
## EPC RATING: G

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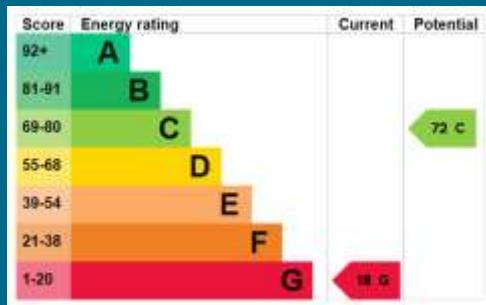




Ground Floor



First Floor



**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 interest 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.

