



Shield Street | Allendale | NE47

£220,000

RMS | Rook
Matthews
Sayer



End-Terraced House

Kitchen/Dining Room

Three Bedrooms

Double Glazing

Solar Panels & Air Source Heat Pump

Secluded Patio Area

Utility Room

Extensively Refurbished Throughout

For any more information regarding the property please contact us today.



T: 01434 601616

hexham@rmsestateagents.co.uk

RMS | Rook
Matthews
Sayer



The old adage 'don't judge a book by its cover' could be adapted to 'don't judge a house from the outside'.

Offering remarkably spacious family accommodation spread over three floors, this charming home has been the subject of major refurbishment including loft conversion, installation of air source heating system and solar panels, producing an efficient, eco-friendly, low cost running residence.

Very well maintained and presented the layout comprises; generous sized living room, the focal point being a cast iron wood burning stove. A fifteen pane glazed door leads to the dining kitchen which has a comprehensive range of wall and floor cupboards with integrated appliances. Completing the ground floor is a useful utility and side lobby.

At first floor level there is a large landing with study/sitting area, two double sized bedrooms and nicely appointed bathroom/wc with white suite incorporating P shaped bath with curved side screen and mains operated shower over.

At second floor level there is a further double sized bedroom running the length of the house, (this room is of such size it could be divided to create a fourth bedroom if required).

Externally there is a small yard/garden giving additional access to the property.

Ideal as a main residence, it will also appeal to buyers looking for a second home or a holiday let business.

Located in the heart of Allendale within two minutes' walk of shopping facilities, public houses, doctors and schools.

Viewing is imperative.

INTERNAL DIMENSIONS

Kitchen/Dining Room: 18'3 max x 9'8 max (5.56m x 2.95m)
Lounge: 17'5 max x 12'1 max (5.56m x 2.95m)
Utility: 13'0 max x 5'8 max (3.96m x 1.73m)
Bedroom One: 9'11 max 11'7 max (3.02m x 3.53m)
Bedroom Two: 12'3 max x 7'6m max (3.73m x 2.29m)
Bathroom: 6'3 max 6'10 max (1.91m x 2.08m)
Loft Conversion: Reduced Head Height 11'5 max x 28'11 max (3.48m x 8.81m)

PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Air Heat Source
Broadband: Fibre to Cabinet
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

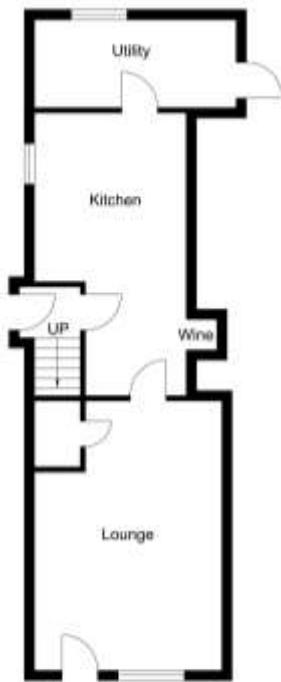
Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

COUNCIL TAX BAND: G

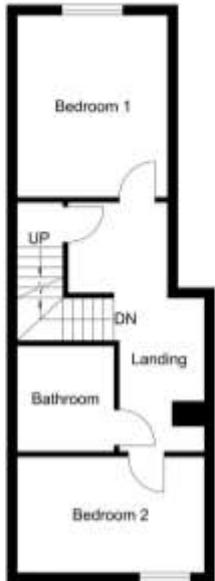
EPC RATING: TBC

HX00006731.BJ.SM.17.02.2026.V.3

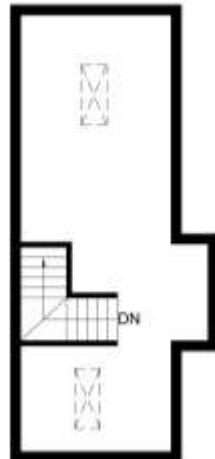




Ground Floor



First Floor



Second Floor

Shield Street

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Version 1

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.

