



Shield Street | Allendale | NE47

**£220,000**

**RMS** | Rook  
Matthews  
Sayer



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**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.

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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 x 11'7 max (3.02m x 3.53m)

Bedroom Two: 12'3 max x 7'6 max (3.73m x 2.29m)

Bathroom: 6'3 max x 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

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EPC TBC



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