

BRUNTON

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NEW RIDLEY ROAD, STOCKSFIELD, NE43

£66,500

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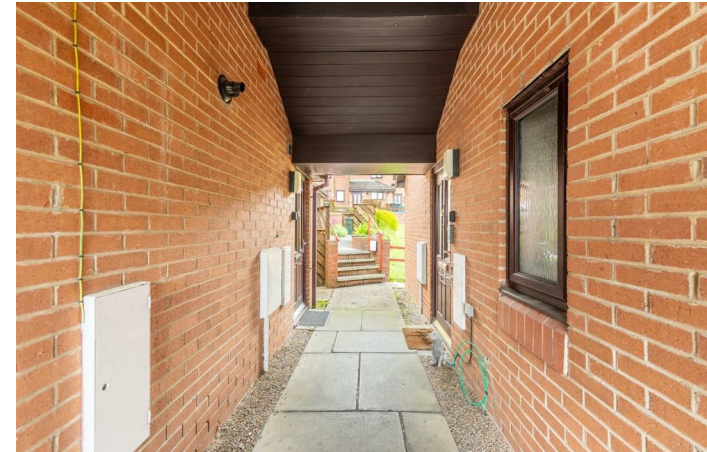
Well-presented first-floor retirement apartment for the over 55s, occupying a pleasant position within this popular Stocksfield development and enjoying attractive open aspect views.

The property offers well-balanced accommodation comprising a spacious lounge, fitted kitchen with breakfast space, two bedrooms and a stylish refitted shower room. The second bedroom provides excellent flexibility and could alternatively be utilised as a dining room, study or guest accommodation.

The property sits within the popular Tyne Valley commuter village of Stocksfield, with easy access to a range of local amenities. Nearby Branch End offers a post office, garage, grocery store, pharmacy and doctors' surgery, while Stocksfield railway station provides regular rail links to Newcastle upon Tyne and beyond.

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The internal accommodation comprises: a welcoming entrance hall providing access to all principal rooms. Positioned to the rear of the property is a spacious lounge enjoying wonderful open aspect views and an abundance of natural light through a large picture window. Adjacent to the lounge is the kitchen, fitted with a range of wall and base units together with integrated appliances and ample worktop space and room for informal dining or breakfast seating.

Located off the entrance hall are two bedrooms. The principal bedroom is a well-proportioned double room benefiting from fitted wardrobes, whilst the second bedroom is currently utilised as a dining room but offers flexible accommodation and could equally serve as a guest bedroom, study or hobby room depending on individual requirements. The accommodation is further complemented by a stylish refitted shower room comprising a large walk-in shower enclosure, WC and wash hand basin.

Externally, the apartment forms part of a well-established retirement development for residents aged 55 and over. The property enjoys attractive open aspect views across the surrounding area and benefits from well-maintained communal grounds together with residents' parking. The apartment is presented to a good standard throughout and offers comfortable, low-maintenance living within a highly regarded community setting.

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TENURE : Leasehold

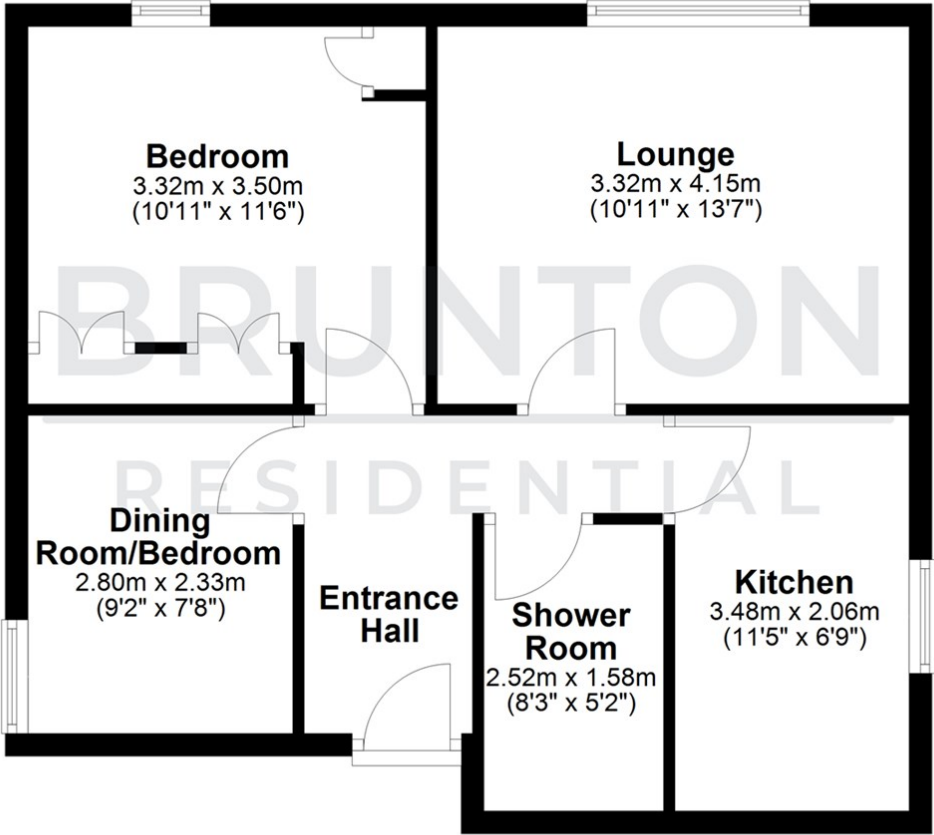
LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : B

EPC RATING :

First Floor

Approx. 50.7 sq. metres (546.1 sq. feet)



Total area: approx. 50.7 sq. metres (546.1 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
England & Wales		