Batey Terrace | Catton | NE47

£165,000

RMS | Rook Matthews Sayer

2 1 1

Stone Cottage

Village Centre

Two Bedrooms

On-Street Parking

Peaceful Setting

Original Fireplace

Countryside Outlook

No Chain

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

T: 01434 601616 hexham@rmsestateagents.co.uk

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Property Description

A charming stone-built mid-terrace cottage situated centrally in the desirable village of Catton, enjoying pleasant views to the front and rear with a south-facing garden/yard.

This characterful home offers well-presented accommodation throughout, featuring a spacious lounge with original fireplace creating an attractive focal point, along with an open staircase to the first floor, adding to the cottage charm.

To the rear of the property is a fitted kitchen with direct access out to the enclosed south-facing garden/yard, an ideal space for relaxing or entertaining while enjoying the surrounding countryside outlook.

To the first floor are two spacious bedrooms together with a well-appointed family bathroom.

Externally, the property benefits from a low-maintenance rear garden/yard area with a sunny south-facing aspect and delightful rural views beyond. To the front is on street parking and a pleasant outlook over the central village green.

Ideal for first-time buyers, downsizers, BTL landlords or those seeking a peaceful village setting, this attractive characterful cottage combines character features with practical living accommodation in a sought-after rural village location.

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INTERNAL DIMENSIONS

Kitchen: 11’8 max x 6’1 plus door recess (3.56m x 1.85m)
Lounge: 18’7 into alcove x 16’1 max (5.51m x 4.90m)
Bedroom One: 15’5 max x 10’2 max (4.70m x 3.10m)
Bedroom Two: 11’9 max x 7’0 max (3.58m x 2.13m)

PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: LPG
Broadband: Fiber to Premises
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: A

EPC RATING: E

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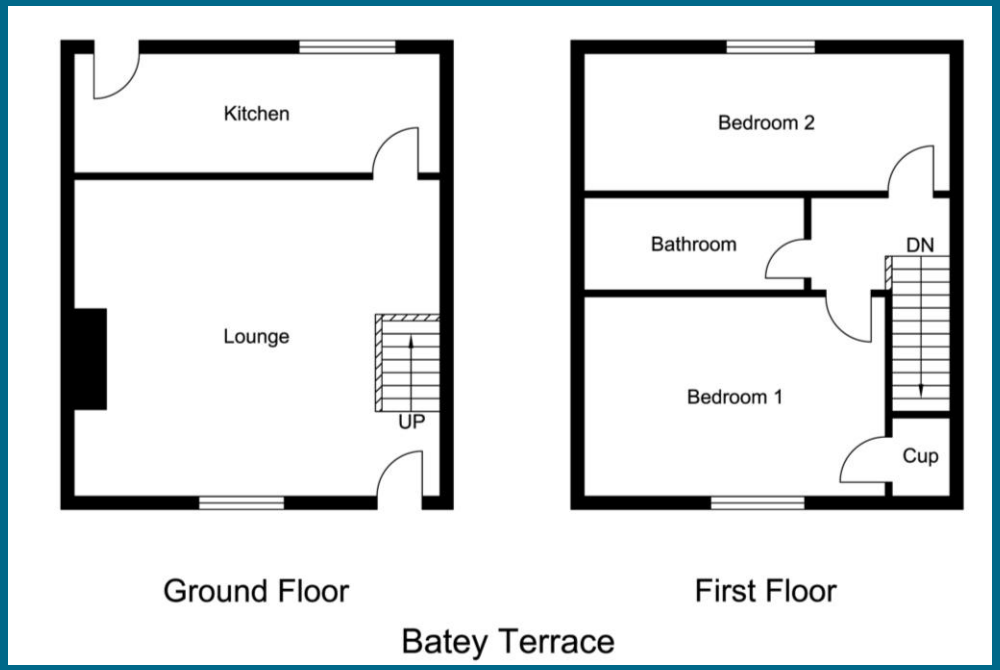

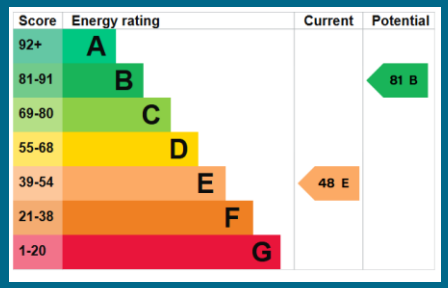

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Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some 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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