



Otterburn Green | Byrness | NE19

Guide Price £120,000

RMS | Rook
Matthews
Sayer



3



2



1

End Terrace

Sunny Garden

Three Bedrooms

Countryside Setting

Solar Panels & Energy Efficient

Feature Fireplaces

No Onward Chain

Generous Living Space

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



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For Sale by Auction: Tuesday 30th of June, Option two, Terms and Conditions apply.

A charming double-fronted end-terraced home, offering economical living with the benefit of UPVC double glazing, oil-fired radiator central heating to radiators and solar panels.

Offered with early vacant possession, the well-planned accommodation briefly comprises: an entrance hall with a range of built-in storage cupboards and staircase to the first floor; a delightful double-aspect lounge featuring a period-style timber fireplace; a separate dining room with a cast iron wood-burning stove, open through to a generously sized kitchen fitted with a comprehensive range of wall and base units and integrated cooking appliances. A rear lobby with additional storage and a convenient ground floor WC completes the ground floor layout.

To the first floor, the landing leads to three well-proportioned bedrooms and a modern shower room/WC.

Externally, the property benefits garden enjoying a sunny aspect, along with a useful brick-built storage shed.

Situated on the edge of Kielder, a popular destination for holidaymakers, the property enjoys excellent road links to the Scottish Borders, Hexham, and Corbridge, and is approximately 37 miles from Newcastle city centre.

INTERNAL DIMENSIONS

Living Room: 16'10 max x 11'11 max (3.13m x 3.63m)

Kitchen: L shaped 11'11 reducing to 6'3 x 14'3 max (3.63m x 1.91m)

Dining Room: 9'11 max 11'10 into alcove (3.02m x 3.61m)

Bedroom One: 16'10 max x 12'0 into alcove & cupboards (5.13m x 3.66m)

Bedroom Two: 12'0 max x 6'10 into alcove & cupboards (3.66m x 2.08m)

Bedroom Three: 10'10 max x 9'8 into alcoves & cupboards (3.30m x 2.95m)

Bathroom/WC: 6'5 max x 5'4 max (1.96m x 1.63m)

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Oil

Broadband: ADSLcopper wire

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.

ACCESSIBILITY

This property has accessibility adaptations:

- Wet room

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

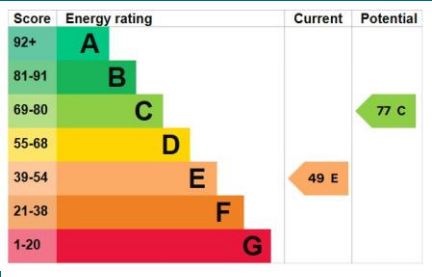
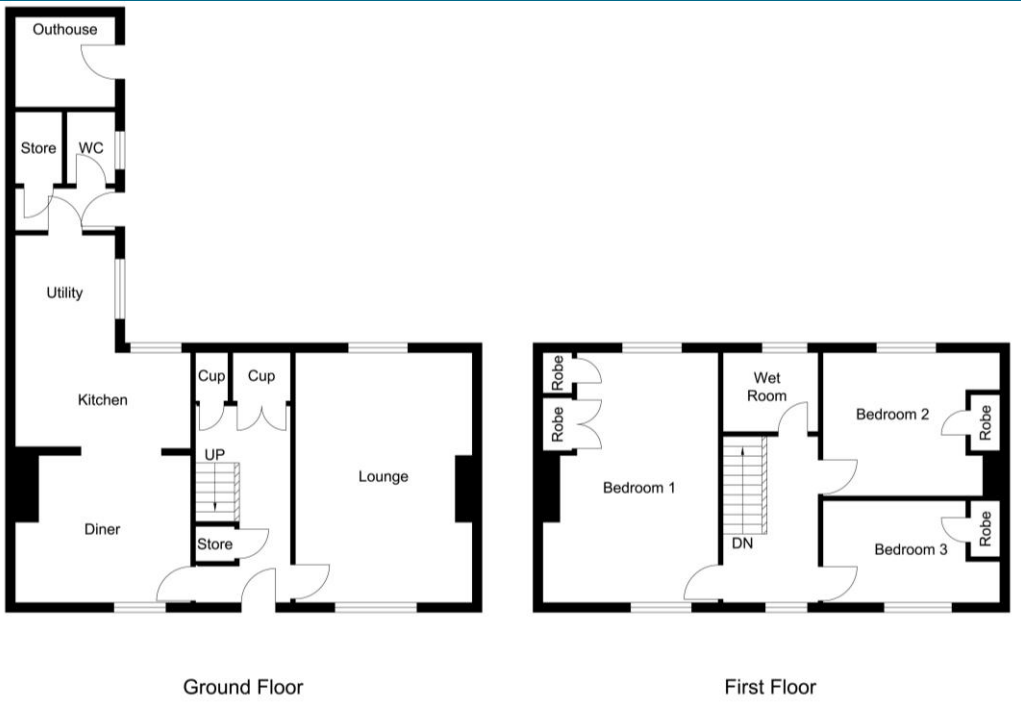
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Joint Agents: The Agents Property Auction Ltd. Tel 01661 831360

Terms and conditions apply see www.agentspropertyauction.com

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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.