



Birches Nook | Stocksfield | NE43

**£110,000**

A beautifully presented two-bedroom ground floor apartment enjoying a bright south-facing aspect. Complete with allocated parking, this is an ideal home in a highly sought-after village setting.

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**Desirable Ground Floor Apartment**

**South Facing Patio Area**

**Two Bedrooms**

**Well-Appointed Kitchen**

**Well Maintained Communal Gardens**

**Bright and Spacious Living Room**

**Private Allocated Parking**

**Double Glazing and Gas Central Heating**

For any more information regarding the property please contact us today



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## PROPERTY DESCRIPTION:

Attractive Two Bedroom Ground Floor Apartment with Allocated Parking!

Situated in the highly desirable village of Stocksfield, this beautifully presented two-bedroom ground floor apartment offers bright, spacious accommodation with the added benefit of allocated off-street parking and well-maintained communal gardens.

Accessed via a secure communal entrance from the car park, the property opens into a welcoming central hallway featuring a large storage cupboard with hanging space and shelving, along with a convenient telecom entry system.

The recently updated bathroom is stylish and well-appointed, comprising a WC, wash hand basin, and bath with shower over.

Both bedrooms are generously proportioned and enjoy a pleasant south-facing aspect overlooking the communal gardens. The principal bedroom offers excellent space for furnishings, while the second bedroom comfortably accommodates a bed along with additional furniture, making it ideal as a guest room, nursery, or home office.

The lounge is a standout feature of the home, centred around double French doors which open onto the patio and gardens. The south-facing aspect floods the room with natural light, creating a bright and inviting living space with ample room for both lounge and dining furniture.

To the rear, the modern kitchen has been updated in recent years and provides excellent storage and generous worktop space, making it both practical and stylish.

Externally, residents benefit from attractive communal grounds and an allocated parking space, conveniently positioned close to the building.

Further benefits include gas central heating and double glazing, ensuring a warm and comfortable home in a highly sought-after location.

Stocksfield is a highly regarded Northumberland village offering an excellent blend of rural charm and everyday convenience.

Surrounded by beautiful countryside yet within easy reach of Hexham and Newcastle, the village benefits from a well-regarded first school, local shops, cafés, a popular cricket club and a mainline railway station providing regular services to Newcastle and Carlisle, making it ideal for commuters and families.

## INTERNAL DIMENSIONS

Kitchen: 12'10 max x 6'6 max (3.91m x 1.98m)  
Lounge: 14'8 max x 10'2 max (4.47m x 3.10m)  
Bedroom One: 11'4 max x 10'5 max (3.45m x 3.18m)  
Bedroom Two: 11'4 max x 6'6 max (3.45m x 1.98m)  
Bathroom: 7'9 max x 6'5 max (2.36m x 1.96m)

## PRIMARY SERVICES SUPPLY

Electricity: Main  
Water: Mains  
Sewerage: Mains  
Heating: Mains Gas  
Broadband: Fibre to Cabinet  
Mobile Signal Coverage Blackspot: No  
Parking: Allocated Parking Space

## 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

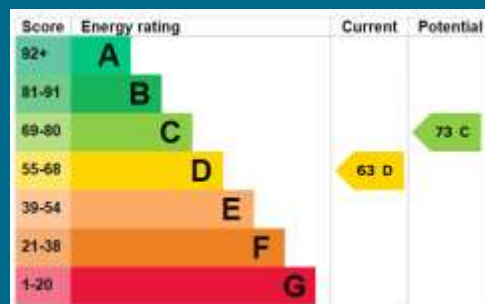
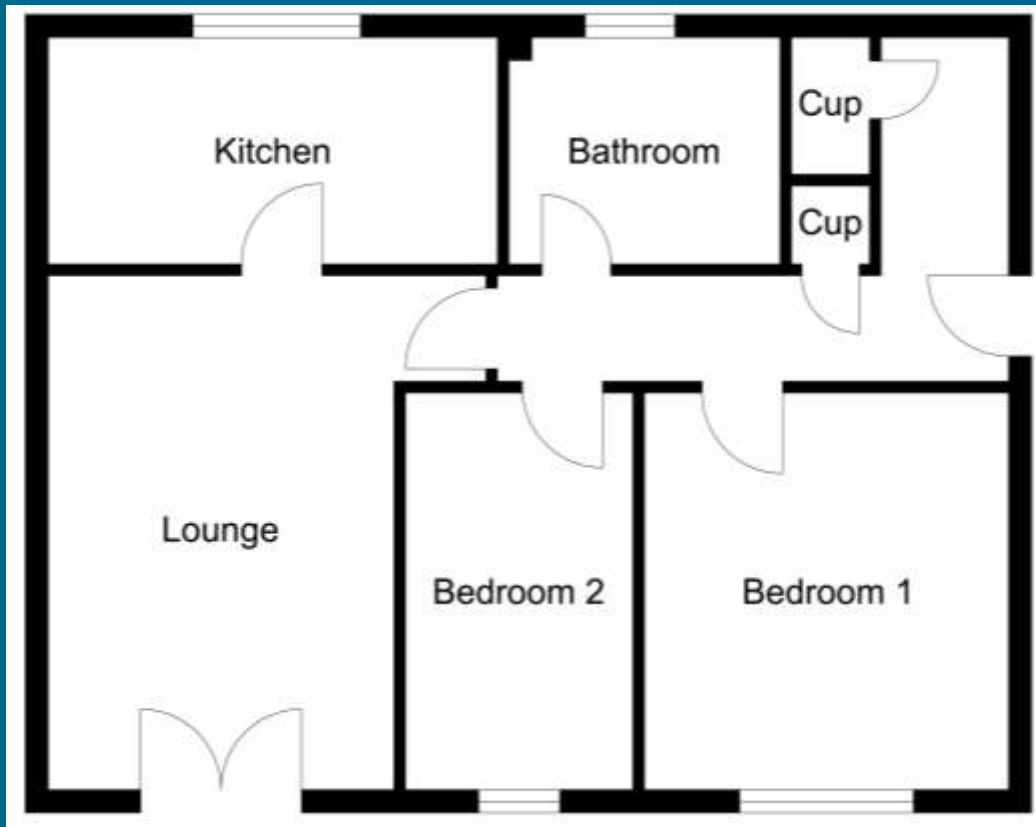
Leasehold. It is understood that this property is leasehold. Should you decide to proceed with the purchase of this property, the Tenure and associated details and costs must be verified by your Legal Advisor before you expend costs.

Length of Lease: 157 Years at Point of Sale (Current 67 years)  
Ground Rent: Peppercorn  
Service Charge: £167.73 Monthly

## COUNCIL TAX BAND: B

## EPC RATING: D

HX00006722.BJ.SM.19.02.2026.V.1



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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.