



## **Eldon Square, Wark, NE48**

### **Offers in the Region of: £145,000**

A charming stone-built semi-detached home, situated in the heart of Wark directly opposite the village green, offers well-presented accommodation across two floors. The property combines generous internal space with two good-sized bedrooms, a spacious kitchen/diner, and a comfortable main reception room. Externally, it benefits from a small rear seating area, a stone-built store, and access to the shared drying green, with convenient on-street parking available to the front. A characterful home in a sought-after village setting.



## **Living Room - 5.31m x 4.22m (17'5" x 13'10")**

A bright and well-proportioned living room featuring a central fireplace with a traditional mantelpiece. The room is finished in neutral décor with a large double glazed window and glazed internal doors helping to draw natural light through the space. There is ample room for a range of seating and media layouts, making it a comfortable and versatile main reception room.



## **Kitchen/Diner - 4.56m x 3.21m (14'11" x 10'6")**

A spacious kitchen/diner fitted with a range of matching wall and base units, tiled splashbacks and ample worktop space. The room includes an integrated oven with gas hob and extractor, along with plumbing and space for further appliances. A large double glazed window brings in plenty of natural light, and the layout comfortably accommodates a dining area, making it a practical and sociable space for everyday use.



## **Bedroom One - 4.26m x 5.25m (13'11" x 17'2")**

A generous double bedroom featuring a fireplace surround, built-in wardrobes and a double glazed window. The room is finished with carpeted flooring and includes a double central heating radiator, offering a well-proportioned space for a full bedroom suite.

**Bedroom Two - 4.37m x 2.25m (14'4" x 7'4")**

A neatly proportioned bedroom with neutral décor and carpeted flooring. The room benefits from a built-in wardrobe, a double central heating radiator, and a double-glazed window, offering a practical layout suitable for a (double) bed and additional storage. A versatile space ideal for use as a bedroom, guest room or home office.



**Bathroom - 1.76m x 2.49m (5'9" x 8'2")**

A well-maintained shower room fitted with a corner shower enclosure, WC and wash hand basin. The room includes a double-glazed window with privacy glass, tiled splashbacks, and a towel rail.



**External**

To the rear, the property offers a small outdoor area suitable for seating, a stone-built external store, and access to the shared drying green. The house sits directly opposite the village green and has easily accessible on-street parking to the front.

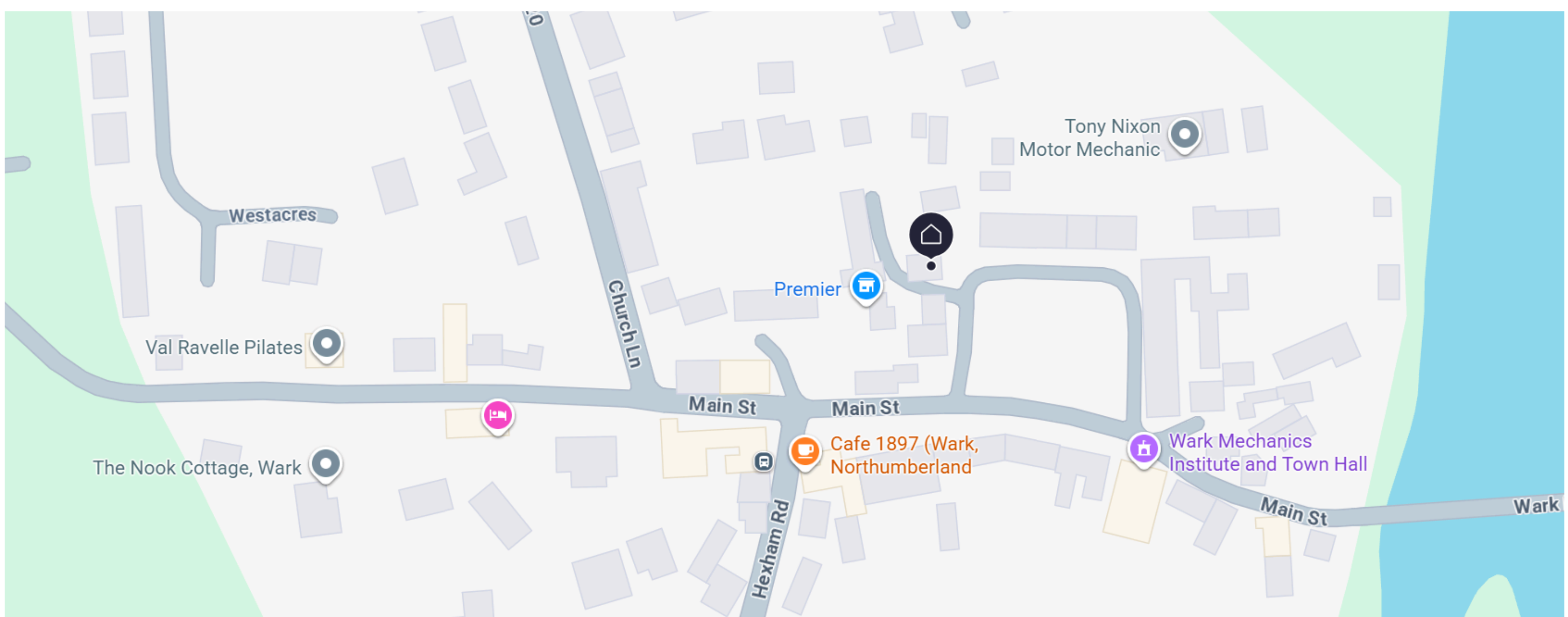


**Services**

We have been advised the property has mains electricity, mains water, central heating, and mains drainage.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>		
(55-68) <b>D</b>	55	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Prospective buyers should review the following details before making any purchase decisions. Broadband speed for the area can be determined by entering the postcode into the Broadband Speed Checker ("UK's No. 1 Broadband Speed Test"). Mobile network coverage can be verified through the Ofcom website. These particulars are intended to offer a fair representation of the property; however, accuracy cannot be guaranteed, and they do not constitute a contractual offer. Buyers should conduct their own inspection of the property. None of the listed appliances or services have been tested by us, and we advise purchasers to seek a qualified professional to assess them before making any legal commitments.