



Goodfellows
estate agents.com

Longridge
Stamfordham
NE18 0QT

Longridge
Hawkwell
Stamfordham
NE18 0QT



3



2



3



E

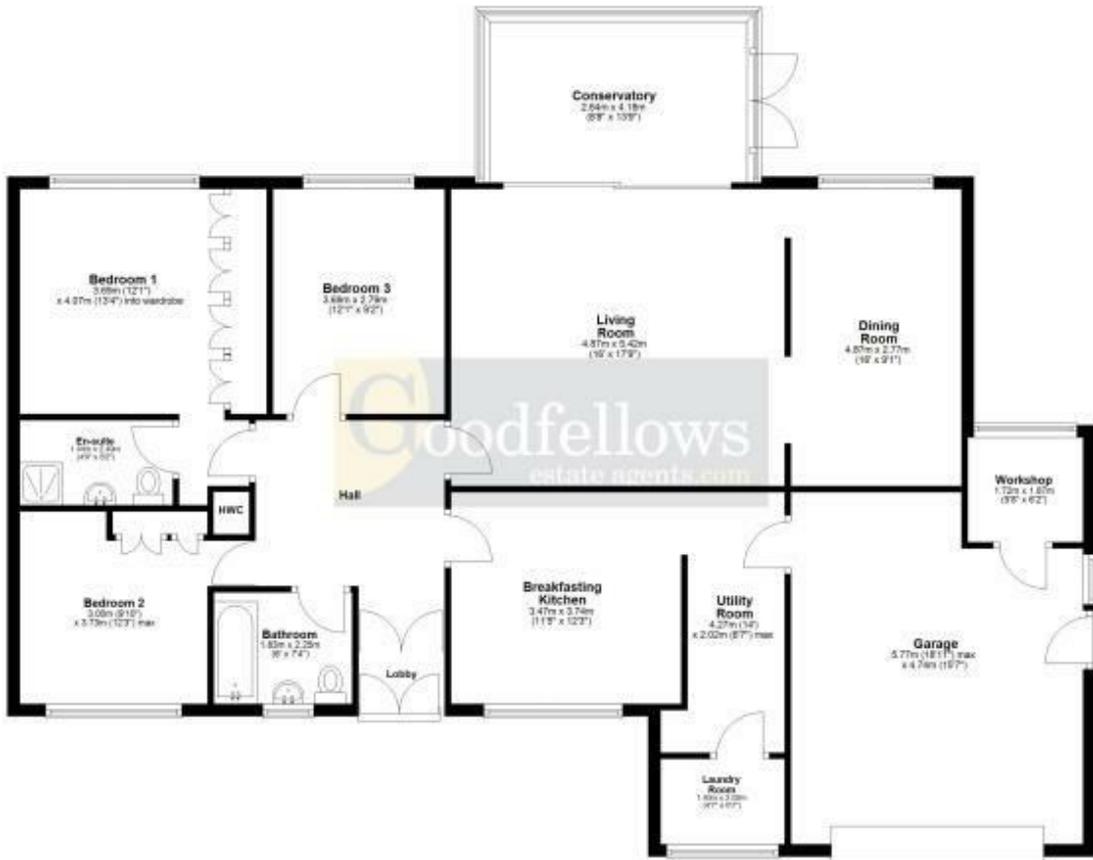


Guide Price
£495,000

A 3 bedroom detached bungalow with a private south facing rear garden situated in the hamlet of Hawkwell close to Stamfordham. This spacious bungalow benefits from a recent new roof and presents an opportunity to create a superb home to the purchasers own taste and requirements. The welcoming Reception Hall leads to a good sized Living/Dining Room and Conservatory. The Breakfasting Kitchen is fitted with a range of wall and base units and opens to a utility room with separate laundry area. From the inner hallway are three bedrooms, the main having an en-suite and there is a family Bathroom. The Double Garage houses the oil fired boiler and there is a separate workshop area. Externally to the front is a gated gravel drive leading to the garage, lawn and planted beds and borders. To the rear is a patio area, lawn and planted beds and borders.



Ground Floor



Total area: approx. 161.8 sq. metres (1742.0 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The Plan is for illustrative purposes only. Version 1

Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			72
(55-68) D			
(39-54) E		46	
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

EPC Rating: E
Council Tax Band: E

DIRECTIONS

CONTACT

11 West Road
Ponteland
Northumberland
NE20 9SU

E: ponteland@goodfellowsestateagents.com

T: 01661 829164

<https://www.goodfellowsestateagents.com/>

