



Wark | Hexham | NE48

Auction Guide Price £120,000 RMS | Rook
Matthews
Sayer



End Terrace

Investment Potential

Two Bedrooms

Well Presented

Village Location

No Onward Chain

Countryside Views

Multi-Fuel Stove

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



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Sayer



This charming brick-built end terrace home offers character, practicality and village living in the sought-after location of Wark.

Entering through the spacious front porch, the property provides a welcoming first impression and useful additional storage space. Inside, the accommodation is well presented throughout.

The lounge is the main hub of the house with a central multi fuel stove giving welcoming warmth to the whole house.

The kitchen is to the rear of the house and is fitted with a breakfast bar, creating an ideal space for casual dining. This room also benefits from a door leading directly to the rear lane, providing convenient access to the outside.

The property offers two well-proportioned bedrooms and a family bathroom, making it ideal for first-time buyers, downsizers or those seeking a village retreat. The location also lends itself perfectly to landlords looking for an investment.

The first-floor landing benefits from both an upper-height storage cupboard and a separate spacious linen cupboard, providing valuable storage solutions rarely found in properties of this size.

Externally, there is unallocated off-street parking available, while the attractive village setting allows residents to enjoy the charm and community atmosphere that Wark has to offer. The house sits within easy flat walking distance of the village centre offering cafe, village shop and public house.

Wark is a beautiful village nestled on the bank of the North Tyne river offering stunning views of the rolling countryside, river and historic features. The road links are good to nearby Hexham, Bellingham and Kielder and the rural walks are renown.

INTERNAL DIMENSIONS

Lounge: 12'4 max x 12'3 max (3.76m x 3.73m)

Kitchen: 14'11 max x 6'1 max (4.55m x 1.85m)

Bedroom One (L Shaped): 12'5 max x 10'1 max (3.78m x 3.07m)

Bedroom Two: 9'4 max x 6'5 max (3.84m x 1.96m)

Bathroom: 10'6 max x 6'0 max (3.20m x 1.83m)

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Back Boiler / Wood Burner

Broadband: Fibre to Cabinet

Mobile Signal Coverage Blackspot: No

Parking: On Street

RESTRICTIONS AND RIGHTS

Public rights of way through the property? Yes

Right of access to back door across neighbour's lane.

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: B

EPC RATING: G

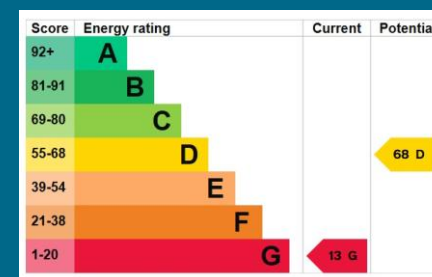
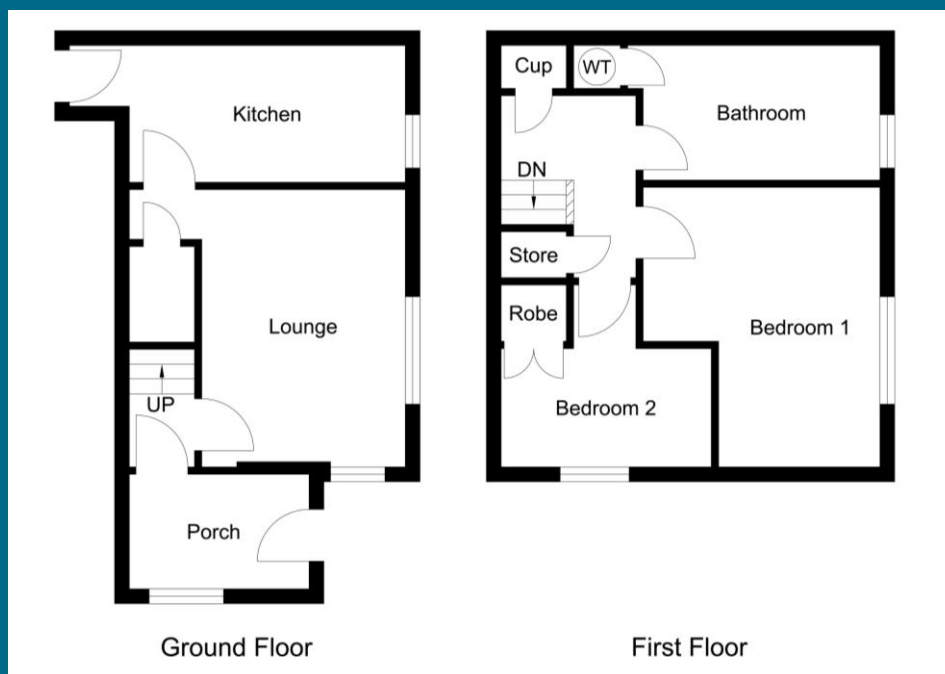
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Joint Agents: The Agents Property Auction Ltd.

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