Otterburn Green | Byrness | NE19

Guide Price £90,000

RMS | Rook Matthews Sayer

3 2 1

End Terrace

Sunny Garden

Three Bedrooms

Countryside Setting

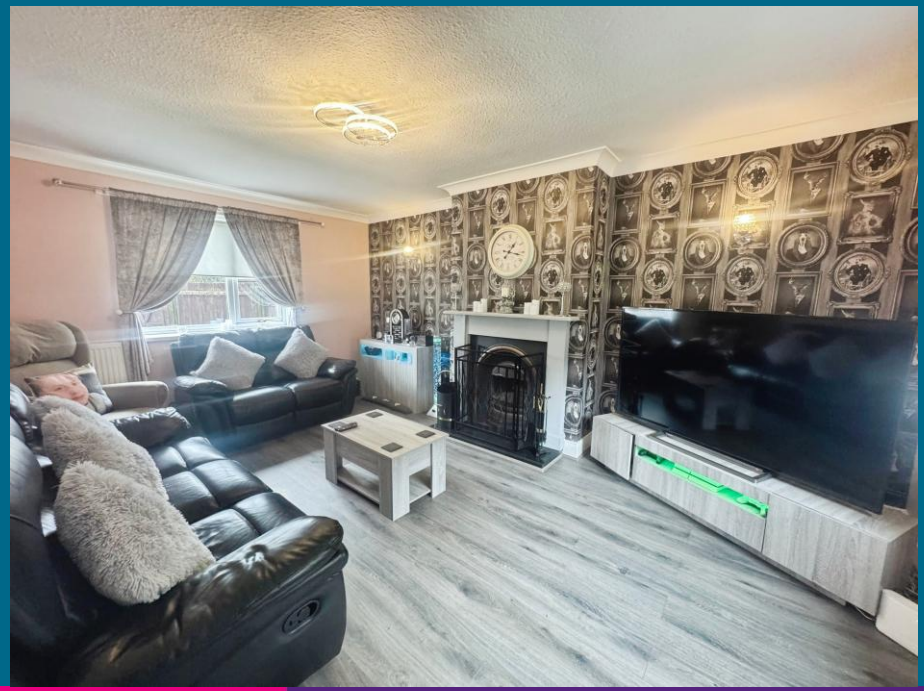
Solar Panels & Energy Efficient

Feature Fireplaces

No Onward Chain

Generous Living Space

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



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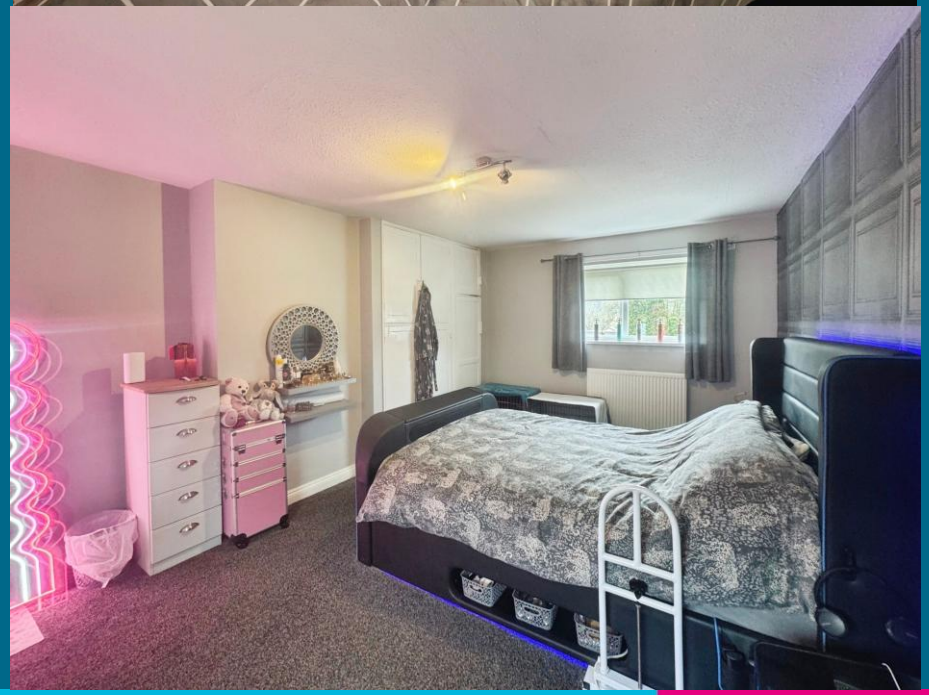

For Sale by Auction: Option two, taking bids now. Terms and Conditions apply.

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.

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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

Each auction property is offered at a guide price and is also subject to a reserve price. The guide price is the level where the bidding will commence. The reserve price is the seller’s minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price, which may be up to 10% higher than the guide price, is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and including the day of the auction. The successful buyer pays a £2000+VAT (total £2400) Auction Administration Fee.
Joint Agents: The Agents Property Auction Ltd. Tel 01661 831360

Terms and conditions apply see www.agentspropertyauction.com

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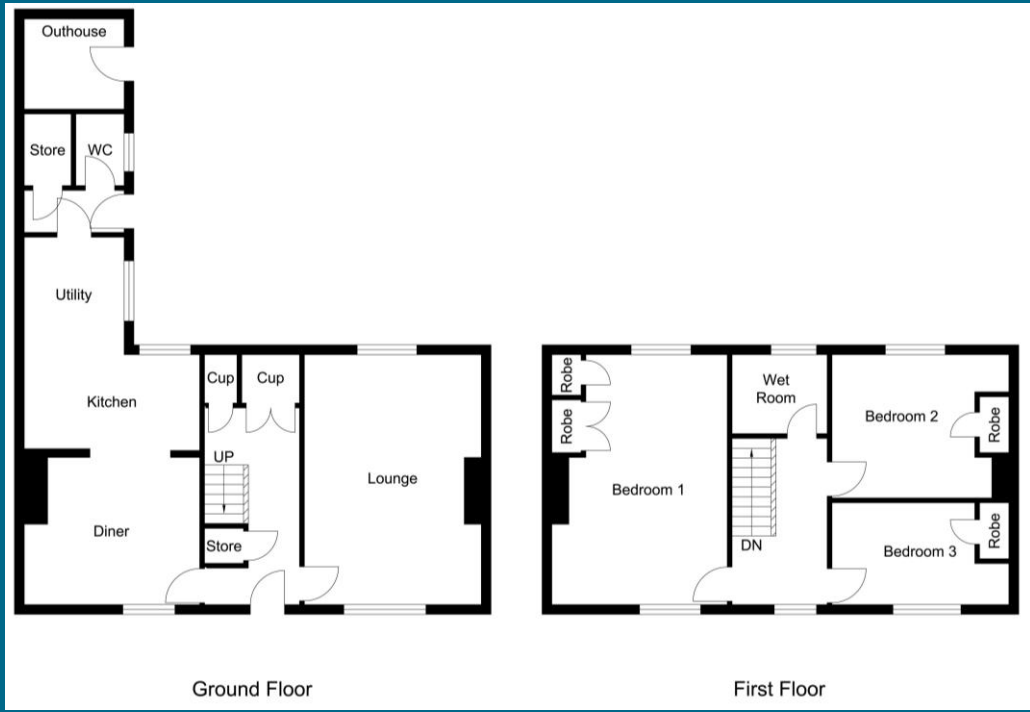

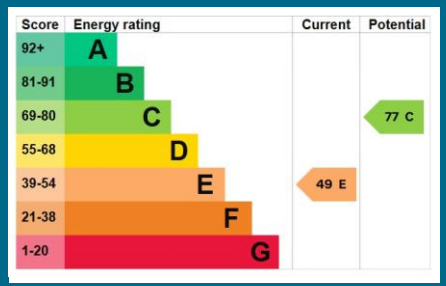

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Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

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