



Hagg Bank Cottages

Hagg Bank

This well-proportioned property has exceptional views of the river Tyne and benefits from a beautiful rear garden, an allotment/additional garden to the front and a sought after location. The front door opens to a lobby and a comfortable lounge with an impressive inglenook fireplace and stove, there is a dining kitchen with views of the garden, three bedrooms and a family bathroom. Externally there is a charming, tiered rear garden and to the front is a wonderful allotment. Hagg Bank benefits from a foot bridge to Wylam village and a range of amenities nearby including highly regarded schools, shops, pubs and restaurants in Wylam and Prudhoe. There is a train station close by and lovely river walks and cycleways.

Asking Price : £270,000

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Porch

The front door has a pretty stained-glass window and opens to the porch with a hanging area for coats and wood flooring.

Lounge 14'1 x 14'10 (4.30m x 4.53m)

A comfortable lounge with inglenook fireplace and stove, wood flooring, a single-glazed bow window to the front and radiator.

Kitchen Diner 19'6 x 8'8 (4.94m x 2.63m)

There is a fitted kitchen with contrasting worktops, sink unit inset, tiled splash backs, an electric hob with cooker hood above, electric oven, wood flooring, space for a washing machine, space for a dishwasher and fridge freezer, central heating boiler, radiator and two double glazed windows and a double-glazed door to the rear.

Landing

Stairs lead to the landing which has wood effect flooring and a double glazed window to the side.

Principal Bedroom 12'1 x 8'11 (3.68m x 2.72m)

This bedroom has a double-glazed window to the rear, wood effect flooring and a radiator.

Bathroom

The bathroom has a double-glazed window to the rear, bath with shower over, WC, wash hand basin, part tiled walls, wood effect flooring, radiator and a storage cupboard.



Bedroom Two 8'6 x 11'5 (2.58m x 3.48m)

This lovely room has a double-glazed window to the front, wood effect flooring and a radiator.

Bedroom Three 7'10 max x 11'5 max into recess (2.39m x 3.49m)

This room is currently being used as an office and benefits from wood effect flooring, a double-glazed window to the front and radiator.

Garden

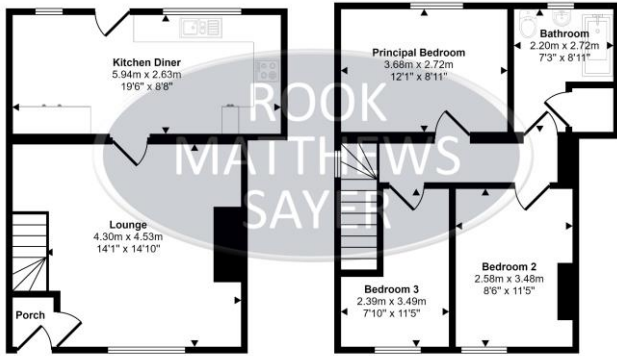
To the front is a superb garden/allotment with hedge boundaries. To the rear is a beautiful tiered garden with a paved area to enjoy the elevated views of the river. There are areas laid to lawn, storage sheds and a range of colourful plants and shrubs.

Tenure

Freehold – not confirmed. It is believed this property is freehold, but we are unable to confirm this as we have no access to the documentation. Should you proceed with the purchase of this property, these details must be verified by your Solicitor.



Approx Gross Internal Area
80 sq m / 866 sq ft



Ground Floor
Approx 40 sq m / 426 sq ft

First Floor
Approx 41 sq m / 438 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		



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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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