



## Oakford Scots Gap

This generously proportioned property requires updating and benefits from a lovely plot with a beautiful garden and no onward chain. The front door opens to a hallway with access to the dual aspect living room, a guest WC and kitchen with door to the garden. Stairs lead to the first floor landing, three sizeable bedrooms and a shower room. Externally there is a gravel driveway to the front for off street parking and a pretty front garden. To the rear is a generous mature garden with colourful planted borders, a patio area, useful out house for storage with an oil central heating boiler and a selection of sheds and greenhouses. Scots Gap is a popular location with a village shop, doctors' surgery and the popular country store 'Robson and Cowan'. There are excellent schools locally and Morpeth and Ponteland are a short drive away. The sale of this property will be subject to receipt of Letters of Administration from the Probate Office. We ask that interested parties seek guidance as to the potential timeframes involved for this purchase with their conveyancer.

# Asking Price: £160,000

ROOK  
MATTHEWS  
SAYER

01661 860 228  
Ash House, Bell Villas, Ponteland NE20 9BE

[www.rookmatthewssayer.co.uk](http://www.rookmatthewssayer.co.uk)  
[ponteland@rmsestateagents.co.uk](mailto:ponteland@rmsestateagents.co.uk)

# Oakford

## Scots Gap

### Entrance Hall

A double-glazed door opens to the hallway with carpeted flooring, radiator and doors to the kitchen and living room.



### Kitchen 10'11" x 12'0" (3.34m x 3.65m)

The fitted kitchen has contrasting work surfaces, a sink unit inset, spaces for appliances, wood effect flooring, radiator and a double-glazed window and door to the rear garden.



### Lounge 11'3" x 18'6" (3.42m x 5.65m)

A light and airy room with double glazed windows to the front and rear, carpeted flooring, radiators and a fireplace.



### Half Landing and WC

There are steps up to a half landing with carpeted flooring and a double-glazed window to the front. There is a door to the WC.



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### **Principal Bedroom 12'1" x 11'5" (3.68m x 3.49m)**

A generous bedroom with double glazed window overlooking the garden, storage cupboards and radiator.



### **Bedroom Two 11'9" x 10'0" (3.59m x 3.05m)**

A lovely room with storage cupboard, carpeted flooring, radiator and double-glazed window overlooking the garden.



### **Bedroom Three 8'10" x 8'2" (2.70m x 2.49m)**

This bedroom has a double-glazed window to the front, radiator and carpeted flooring.



### **Shower Room 7'1" x 6'7" (2.17m x 2.00m)**

The shower room has wet room style flooring, a walk-in shower with seat, WC, wash hand basin, extractor fan, double glazed window to the front and radiator.

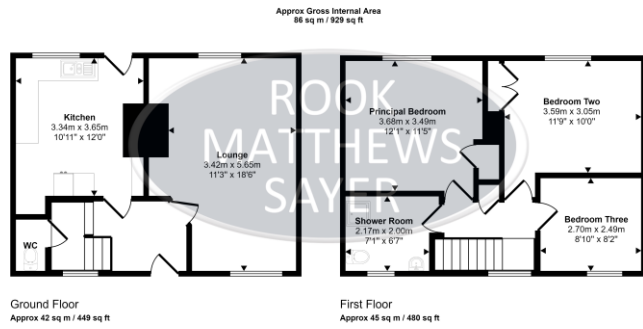
### **Externally**

There is a gravel driveway and pretty front garden which is laid to lawn. There is side access to the rear garden which is extremely generous. There is a paved area, outhouse with oil boiler, garden sheds, greenhouses, lawn and a vegetable plot.

### **Tenure**

Lease, ground rent and maintenance details have been provided by the seller however the accuracy cannot be guaranteed as we have been unable to verify them by means of current documentation. Should you proceed with the purchase of this property, these details must be verified by your Solicitor. Ground rent £10.00 per annum to Karbon Homes.





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 Easyway 360.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	60 D	
39-54	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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