



South Side Stamfordham

This charming character terrace benefits from beautiful traditional features, a superb village location and no onward chain. The front door opens to a welcoming hallway and a magnificent lounge with inglenook fireplace and stove. There is an elegant breakfasting kitchen with a door to the rear yard and garden and completing the ground floor is a generous dining room. Stairs lead to the first floor landing, an impressive principal bedroom with door to the Jack and Jill shower room, a stylish family bathroom and a further two bedrooms. Externally there is a rear open yard with electric car charging point, a useful outhouse and a wonderful cottage garden benefiting from a sunny aspect and views towards Hawkwell. Stamfordham is a sought-after village location with a highly regarded primary school, transport links, local pub and a busy village hall with a range of activities and events on offer.

Offers Over £325,000

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South Side Stamfordham

Hallway

The front door opens to a welcoming hallway with solid wood flooring and under stairs storage cupboard.

Living Room 15'4 x 12'8 (4.67m x 3.86m)

An inviting and comfortable living room with wonderful Inglenook fireplace and stove and a double-glazed window to the front.



Breakfast Kitchen 13'1 x 12'4 (3.98m x 3.75m)

An impressive fitted kitchen with contrasting worktops, sink unit inset, spaces for appliances including an inglenook for a range style cooker, double glazed window to the rear, an opening to the dining room and door to the garden.

Dining Room 10'6 x 12'11 (3.20m x 3.93m)

This light and airy dining room benefits from a double-glazed window to the rear.



First Floor Landing

The landing leads to three bedrooms, a shower room and bathroom.

Principal Bedroom 17'10 x 11'11 (5.43m x 3.63m)

A wonderful room with double glazed window to the front with views of the village.

Shower Room

A contemporary shower room with shower enclosure, wash hand basin and Jack and Jill doors to the bedroom and landing.



Family bathroom

A classic cottage style bathroom with low level WC, wash hand basin, bath with traditional hand-held shower head over bath, heated towel rail and frosted window.

Bedroom Two 13'1 x 12'4 restricted head height (3.98m x 3.75m)

This gorgeous bedroom has a feature cast iron fireplace, radiator and double-glazed window overlooking the garden.

Bedroom Three 13'1 max x 6'8 max restricted head height (3.98m x 2.03m)

A beautiful room with radiator and double glazed window overlooking the rear garden.

Garden and External

To the front of the house there is on street parking and to the rear is a private yard with parking space and electric car charging point. There is a sizeable outhouse and a fabulous gated cottage garden laid to lawn with planted borders and mature plants and shrubs. The garden benefits from a sunny aspect and views towards Hawkwell.

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Oil

Broadband: ADSL Modern

Mobile Signal Coverage Blackspot: No

Parking: Private allocated parking to rear and on street parking to front

MINING

The property is not known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and confirmation should be sought from a conveyancer as to its effect on the property, if any.

RESTRICTIONS AND RIGHTS

Three neighbours have rights of way over rear yard.

TENURE

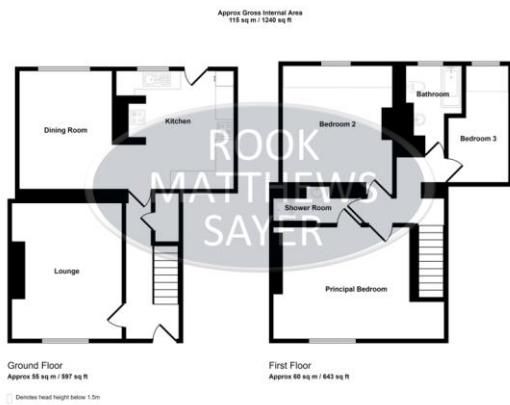
Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

COUNCIL TAX BAND: D

EPC RATING: D

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South Side, Stamfordham

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, window, rooms and any other item are approximate and no responsibility is taken for any error, omission, or mis-statement. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, system and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Version 1

Score	Energy rating	Current	Potential
92+	A		101 A
81-91	B		
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



Important Note: Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.

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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