



## Grange Road Stamfordham

This development has full planning permission ref 24/02184/FUL for a three-bedroom detached property with a beautiful balcony/terrace overlooking the fields and countryside to the rear. The plans comprise of an entrance hall leading to an open plan dining kitchen with family area, boot room and store, ground floor WC, utility room, ground floor bedroom with dressing room and en-suite and a further ground floor bedroom/office. To the first floor the plans show a striking principal bedroom suite with en-suite and sliding doors to the balcony. There is a sizeable garage on the plans along with a driveway providing parking for several vehicles. Grange Road is located in the sought after Stamfordham village which benefits from a highly regarded primary school, The Swinburne Arms pub, transport links, countryside walks, village hall hosting a range of facilities and further amenities nearby in Ponteland and Corbridge. On the site currently is a detached bungalow with entrance lobby, hallway, lounge, dining kitchen, utility room, bathroom, two bedrooms, garden driveway and attached garage.

**Asking Price: £350,000**

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# Grange Road Stamfordham



## Entrance Lobby

The front door opens to a carpeted lobby which opens to:

## Hallway

A carpeted hallway with a sizeable storage cupboard and radiator.

## Lounge 12'3" x 16'5" (3.73m x 5.00m)

This light and airy living room has a double-glazed window to the front, carpeted flooring, radiator and a fireplace.

## Kitchen Diner 12'3" x 12'10" (3.74m x 3.92m)

A well-proportioned breakfasting kitchen with fitted wall and base units, work surfaces with sink unit inset, an electric hob with cooker hood above, electric oven, part tiled walls, carpeted flooring, a pantry cupboard, space for a fridge, double glazed window to the rear and a radiator.

## Utility Room 8'2" x 6'6" (2.48m x 1.99m)

This useful room houses the oil central heating boiler and benefits from a door to the garage, carpeted flooring, storage units with work surface and sink unit inset with space for a washing machine.

## Bedroom One 13'4" x 12'0" (4.06m x 3.67m)

A generous bright room with double glazed window to the front, carpeted flooring and a radiator.

## Bathroom 7'8" x 5'9" (3.74m x 3.92m)

There is a bath tub, wash hand basin, WC, tiled walls, an airing cupboard, radiator and double-glazed window to the rear.

## Bedroom Two 10'8" x 13'4" (3.25m x 4.06m)

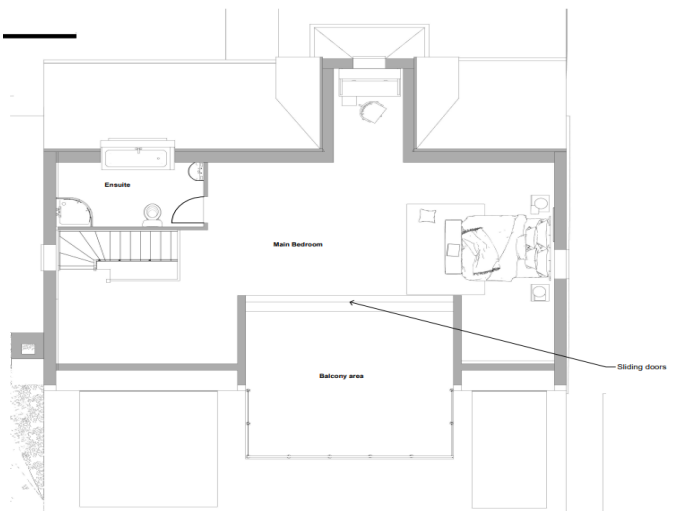
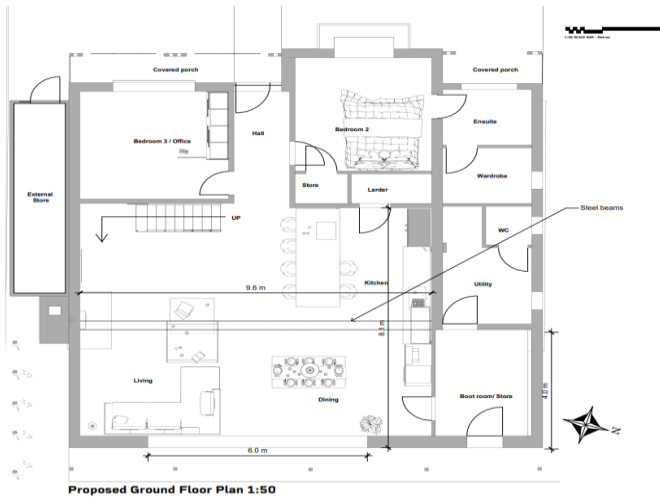
A generous room with double glazed window to the rear, carpeted flooring and a radiator.

## Garage 8'2" x 19'0" (2.48m x 5.78m)

A well-proportioned garage with window to the side, loft access, light and power, garage door to the front and a door to the utility room.

## Garden

The gated plot is accessed by a sizeable drive leading to the garage. There is a wonderful garden to the front, side and rear with a generous lawn, colourful planted borders, garden shed and vegetable patch.





## PRIMARY SERVICES SUPPLY

Electricity MAINS

Water: MAINS

Sewerage: MAINS

Heating: OIL

Broadband: FIBRE CABINET

Mobile Signal Coverage Blackspot: NO

Parking: DRIVEWAY AND GARAGE

## 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.

## RISKS

Flooding in last 5 years: NO

Risk of Flooding: 3

Any flood defences at the property: NO

## BUILDING WORKS

Any known planning permissions or proposals in the immediate locality: Yes - ref 24/02184/FUL at property

Outstanding building works at the property: NO

## 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**

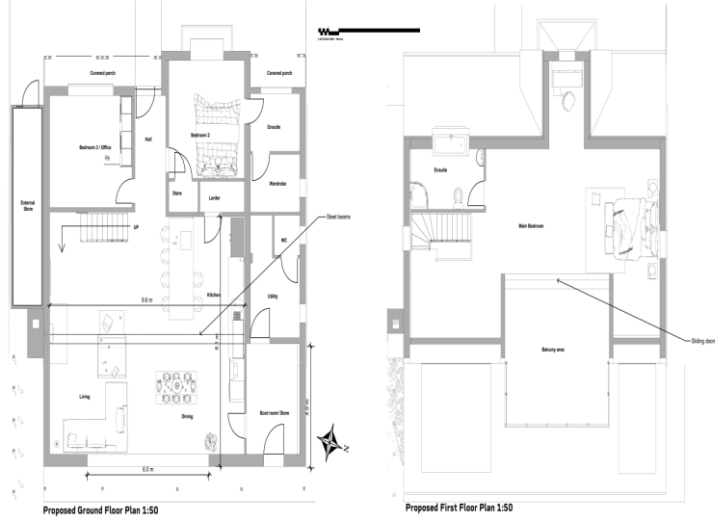
**EPC RATING: E**

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E	39 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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