



Mount View Terrace | Stocksfield | NE43

**£239,000**

Spacious stone built terrace in a very convenient location with considerable improvements, detached garage, stretching gardens and loft room.

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**Terraced Property**

**Large Garden**

**Two Bedrooms**

**Convenient Location**

**Off Street Parking**

**Close To Train Station**

**Detached Garage**

**Outhouse**

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

The property is entered via the front from the low maintenance front garden into a handy entrance vestibule, ideal for cloaks hanging and boots. A further door leads through to the main lounge with central inglenook fireplace with log burner being the focal point of the room. To the rear of the room are two doors, one leading to the staircase and one to the dining room.

The dining room is a spacious room with ample space for dining furniture, window to rear elevation and spacious under-stair storage cupboard.

The kitchen is off the dining room to the rear with windows to rear and side elevations, as well as space for breakfasting furniture. A good range of units can be found in the kitchen as well as integrated washing machine and space for dishwasher. There is an external door from the kitchen to the rear yard.

The staircase leads up from the lounge to the first floor landing offering doors to both bedrooms and family bathroom.

The family bathroom is a generous size with large bath, shower cubicle, wc and hand wash basin. There is a frosted window to the rear elevation also.

The main bedroom is very spacious, situated to the front elevation with window and ample space for super-king size bed and bedroom furniture. A characterful feature fireplace is situated on the chimney breast in the centre of the wall.

The second bedroom is situated to the rear elevation overlooking the rear gardens. This is another spacious room currently housing an array of bedroom furniture.

From the first floor landing there is also access to the loft room via pull-down loft ladder. This space has been converted by the current owners to create an ideal storage space with velux style windows and solid flooring.

Externally the property offers a small rear yard housing separate stone outhouse, ideal for use as a log store or for garden tools. To the front is a small low maintenance garden with low level surrounding wall. Across the lane to the rear is a brick built detached garage with electric remote-controlled roller shutter door to allow secure parking with ease. Beyond the garage is a large private garden stretching down towards the burn with separated lawned and seating areas and a handy timber garden shed.

This property is in a sought after area with extremely convenient access to Stocksfield train station, bus route and road links to the East and West. Convenient paper shop can be found around the corner and well regarded Broomley First School and Stocksfield Sports Club both within walking distance.

Please don't wait to book a viewing as we don't expect this property to stay on the market for very long.

**Internal Dimensions:**

Lounge: 14'5 into alcove x 14'10 (4.39m x 4.52m)

Dining Room: 10'8 x 9'8 (3.25m x 2.95m)

Kitchen: 12'10 x 9'11 (3.91m x 3.02m)

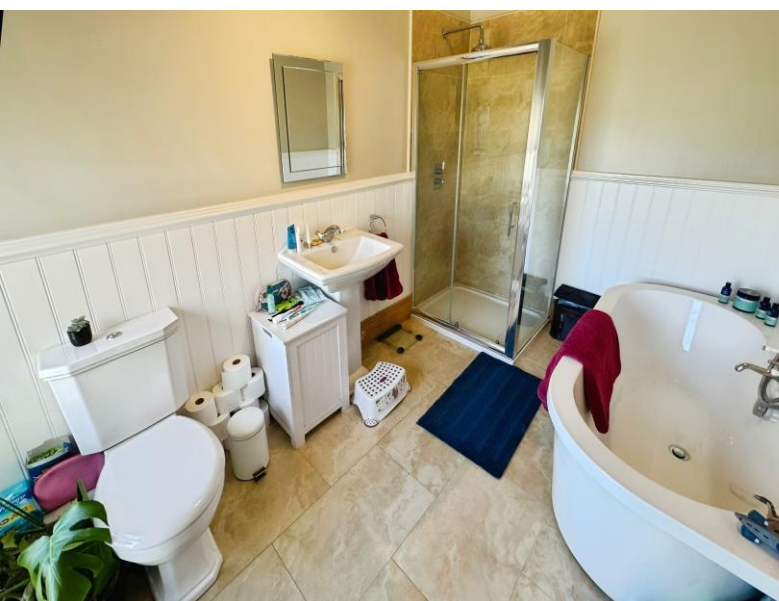
Bedroom 1: 15'8 x 14'6 into alcove (4.78m x 4.42m)

Bedroom 2: 12'11 x 10'0 (3.94m x 3.05m)

Bathroom: 11'0 x 7'3 (3.35m x 2.21m)

Loft Room: (restricted height) 13'9 x 12'4 (4.19m x 3.76m)







#### PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains Gas

Broadband: Fibre

Mobile Signal Coverage Blackspot: No

Parking: Off Street & Garage

#### 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.

#### 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: C**

**EPC RATING: D**

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## "Floorplan in Progress"

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	63 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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