



Benlaw Grove | Felton | NE65 9NF

Offers Over £225,000

Occupying a fantastic plot in the corner of a quiet cul-de-sac, this two-bedroom semi-detached property offers accommodation over two floors. Both bedrooms include fitted wardrobes and are on the first floor, whilst the living space and shower room are on the ground floor. It has the added bonus of a detached garage and a drive for off-street parking, as well a generous size gardens to the rear, and a garden and drive to the front. The kitchen has been refitted with contemporary shaker style units and has space for a small table and chairs. Spanning the full depth of the ground floor, the lounge/dining room has a bright and light dual aspect and leads through to a spacious conservatory offering a pleasant view out to the rear garden.

ROOK
MATTHEWS
SAYER



FREEHOLD SEMI-DETACHED

DOWNSTAIRS SHOWER ROOM

TWO BEDROOMS

DETACHED GARAGE

LARGE CONSERVATORY

FRONT & REAR GARDENS

GAS CENTRAL HEATING

DOUBLE GLAZING

For any more information regarding the property please contact us today

HALL

Double-glazed entrance door | Spindle staircase to first floor | Laminate flooring | Doors to; lounge, kitchen, and shower room

SHOWER ROOM

Double-glazed frosted window | Tiled floor and walls | Corner shower cubicle with mains shower | Pedestal wash-hand basin and close coupled W.C | Radiator | Downlights

LOUNGE / DINER

8'6" x 11'9" (23'5" max) (2.59m x 3.58m (7.13m max))

Double-glazed window to front | Double-glazed window and door to the conservatory | Laminate flooring | Radiators | Fireplace with electric fire | Coving to ceiling

KITCHEN 8'4" x 15'5" (2.54m x 4.70m)

Double-glazed windows | Double-glazed door to conservatory and door to hall | Radiator | Tiled floor | Understairs cupboard | Central heating boiler | Fitted wall & base units incorporating; porcelain sink, space for a gas range style cooker, space for washing machine

CONSERVATORY 8'10" x 16'10" (2.69m x 5.13m)

Double-glazed windows and door | Tiled floor | Radiator

LANDING

Storage cupboard | Doors to bedrooms one and two

BEDROOM ONE 14'1" x 8'5" (4.29m x 2.56m)

Double-glazed Velux window | Laminate flooring | Radiator | Storage cupboard in eaves | Fitted bedroom furniture and fitted sliding door wardrobes | Coving to ceiling

BEDROOM TWO 8'6" x 14'1" (2.59m x 4.29m)

Double-glazed Velux window | Laminate flooring | Radiator | Fitted sliding door wardrobes

GARAGE 9'0" x 19'1" (2.74m x 5.81m)

Up and over door | Overhead storage | Work bench and shelves

REAR GARDEN

Greenhouse | Coldwater tap | Side gate | Lawn, patio and graveled area | Fenced boundaries

EXTERNALLY TO THE FRONT

Lawn Garden | Graveled drive leading to detached garage and side gate access to rear garden

LOCATION

The ancient village of Felton lies on the North side of the river Coquet where locals and visitors enjoy countryside walks along the river and over the stone listed bridges to West Thirston. As well as use by the local community, the village has become a popular destination for visitors to 'The Running Fox' which is a chic country style cafe serving artisan breads and other delicious goods. The Northumberland Arms is also a popular choice for food and drink and is located on the West Thirston side of the river. Felton is a superb location for commuters heading North on the A1 to Alnwick and the Scottish borders, or South to Morpeth and Newcastle.

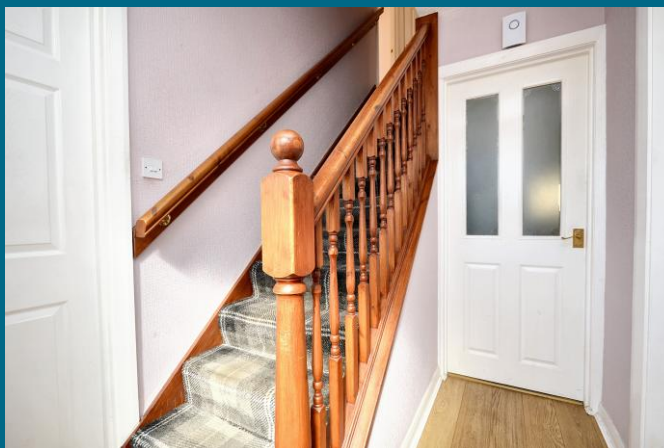


T: 01665 510044

alnwick@rmsestateagents.co.uk

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PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Mains gas
Broadband: Fibre to premises
Mobile Signal Coverage Blackspot: No known issues
Parking: Garage and driveway

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: B

EPC RATING: TBC

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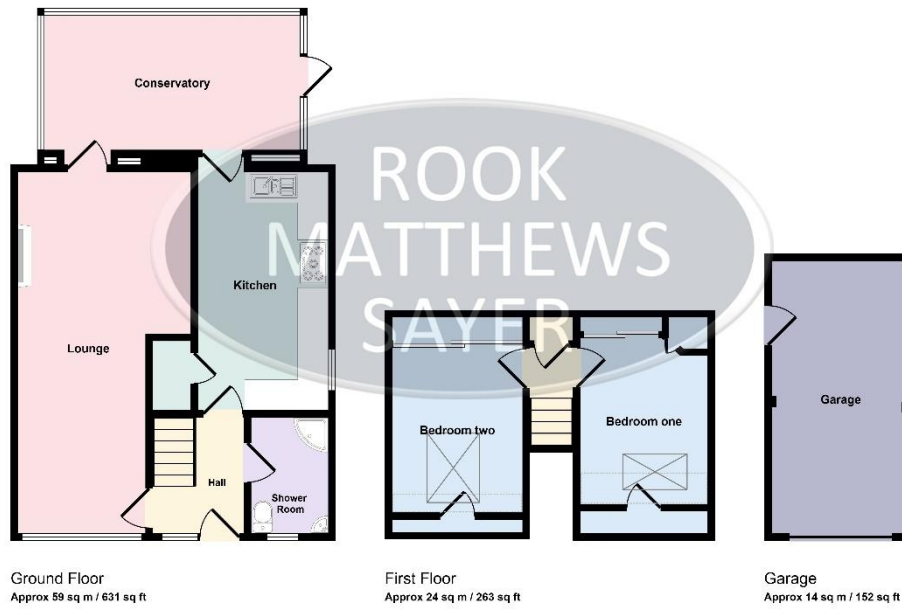


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Approx Gross Internal Area
97 sq m / 1046 sq ft



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.

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EPC GRAPH TO FOLLOW

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