



Leadgate | Allendale | NE47

Offers Over £270,000

Located in the heart of Allendale, this is an attractive semi-detached stone cottage, which has in recent times undergone extensive modernisation and improvement, to provide a well-proportioned three double bedroom cottage.

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**3****1****3****Semi Detached****Driveway Parking****Patio Area****Double Glazed****Three Bedrooms****Central Location****Beautifully Presented****No Forward Chain**

For any more information regarding the property please contact us today

PROPERTY DESCRIPTION:

Located in the heart of Allendale, this is an attractive semi-detached stone cottage, which has in recent times undergone extensive modernisation and improvement, to provide a well-proportioned three double bedroom cottage.

There is parking to the side and patio/seating area. The property has heating throughout and double glazing and is beautifully presented.

We strongly recommend an internal inspection.

Allendale has a thriving community with an array of bespoke shops; public houses; golf course; sports clubs; annual folk festival; schools. If you are a keen walker, you have great walks on your door step.

Entrance Porch.

Cloakroom/WC: 3'6(1.06m) x 5'5(1.65m)

Low level WC; hand basin set into a vanity unit with mixer tap over; splash back ceramic tiling; radiator; extractor fan.

Glazed door to...

Reception Hall: 7'9(2.36m) x 7'7(2.31m)

Dining Kitchen: 13'1(3.99m) x 17'7(5.36m)

Fitted with an excellent range of floor and wall cabinets contrasting work surfaces; one and half bowl sink unit and drainer with mixer tap over; ceramic hob with extractor hood above; eye level oven and microwave; integrated dishwasher and fridge freezer; plumbing for automatic washing machine; deep under stair storage cupboard;

window to the front and rear elevations; external door.

Lounge: 15'9(4.80m) x 14'11(4.55m)

Having two windows to the front elevation and one to rear, this bright and spacious room has a deep Inglenook fireplace housing wood burning stove; exposed stone walls; wall lights; radiator; staircase leading to the first floor.

First Floor Landing.

Window to the rear elevation.

Double door recess linen store cupboard.

Bedroom: 9'7(2.92m) plus wardrobes x 9'6(2.90m)

Window to the rear elevation; fitted wardrobes; radiator.

Bedroom: 12'9(3.89m) x 9'1(2.77m)

Situated to the front elevation; radiator; loft access hatch.

Bedroom: 16'4(4.98m) x 10'4(3.15m)

With dual aspect windows; fitted wardrobe/linen store cupboard; radiator.

Bathroom: (L shaped)

Comprises of panelled bath; walk through shower unit; hand basin set into a vanity unit; low level WC; chrome wall mounted towel rail/radiator; window.

Externally:

There is driveway parking to the side of the property; pleasant sitting/patio area to the side elevation.

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PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Oil

Broadband: Fibre

Mobile Signal Coverage Blackspot: No

Parking: Driveway

TENURE

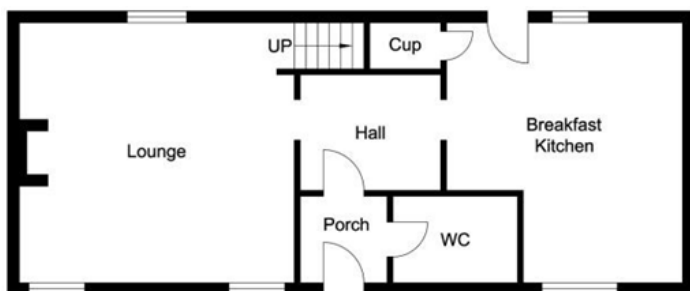
Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

COUNCIL TAX BAND: TBC

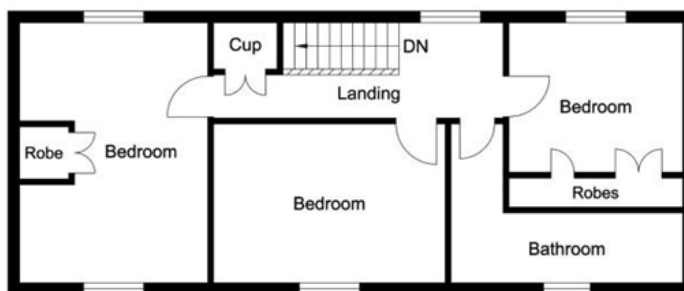
EPC RATING: E

HX00005821.JR.SM.01/07/2025. V.5





Ground Floor



First Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E	50 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



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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