



Tynely Cottages | Chathill | NE67 5DU

£220,000

This cosy three-bedroom cottage is available with no onward chain and is located in a small hamlet on the fringe of Ellingham Village and near to Tynely Farm.

The cottage is arranged over two floors, with one bedroom on the ground floor and two bedrooms on the first floor. In addition to the lounge, there is a conservatory overlooking the beautifully maintained rear garden, and a reception hall with room for a table and chairs. The shower room is located on the ground floor off the rear hall, along with the kitchen and a rear sun porch.

This charming cottage would ideally suit a buyer in search of a character property in a quiet area away from the hustle and bustle of busy town location. The pleasant gardens offer wonderful outside space and an allotment area for growing vegetables. Parking is available behind the cottage at the rear lane.

ROOK
MATTHEWS
SAYER



Three bedroom cottage

Downstairs shower room

Lounge

One downstairs bedroom

Conservatory

Lawned garden

Parking

No Chain

For any more information regarding the property please contact us today

3 Tynely Cottages, Chathill NE67 5DU

REAR PORCH 6'4" x 10'9" (1.93m x 3.27m)

UPVC double-glazed windows | Tiled floor | Power sockets

REAR HALL 5'6" x 6'11" (1.68m x 2.11m)

Tiled floor | Doors to kitchen, shower room and reception hall

KITCHEN 5'9" x 14'2" (1.75m x 4.31m)

UPVC double-glazed windows | Tiled floor | Ladder style towel radiator | Part-tiled walls | Fitted wall & base units incorporating; 1 ½ stainless steel bowl sink, space for washing machine, space for under-counter fridge, electric hob with extractor hood, electric oven

SHOWER-ROOM 5'9" x 8'4" (1.75m x 2.54m)

Shower cubicle with wet-wall panels and shower | Wash-hand basin | W.C. | Chrome ladder-style towel radiator | Tiled floor | UPVC double-glazed frosted window | Extractor fan

DINING ROOM/RECEPTION HALL 8'1" x 15'2" (2.46m x 4.62m)

UPVC double-glazed window | Radiator | Staircase to first floor | Glazed double doors to lounge and door to rear hall

LIVING ROOM 15'5" x 12' (4.70m x 3.65m) Max in alcove

Inglenook with stone chimney breast and multi-fuel stove | Radiator | Glazed double doors to reception hall and sliding double-glazed patio doors to conservatory

CONSERVATORY 9'11" x 11'7" (3.02m x 3.53m)

Double-glazed windows and door to garden | Tiled floor | Power sockets

DOWNSTAIRS BEDROOM ONE 8'x 15'3" (2.44m x 4.64m)

UPVC double-glazed window | Radiator | Electric storage heater | Fitted cupboards and wardrobes

FIRST FLOOR LANDING

UPVC double-glazed window | Doors to bedrooms

BEDROOM TWO 8' x 13'7" (2.44m x 4.14m) (restricted height)

UPVC double-glazed window | Electric radiator

BEDROOM THREE 5'x 13'6" (1.52m x 4.11m) (restricted height)

UPVC double-glazed window | Radiator

EXTERNALLY

Detached out-building at the rear of the property | Space for parking at the rear (right of access for neighbouring property needs to be maintained at all times) | Mature lawn garden with surrounding hedge to the front of the property, and a vegetable plot area (there is a pedestrian right of access through the garden for the neighbours)

T: 01665 510044

E: alnwick@rmsestateagents.co.uk

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PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Private - £10 charge per annum

Sewerage: Cesspit

Heating: Electric night storage

Broadband: Fibre to premises

Mobile Signal Coverage Blackspot: No known issues

Parking: Allocated parking space

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.

RIGHT OF ACCESS

There is a right of access in the rear lane to allow for the neighboring properties, as well as a pedestrian right of access in the front garden

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: A

EPC RATING: The property is on the exemption register having been previously assigned an F rating for the EPC.

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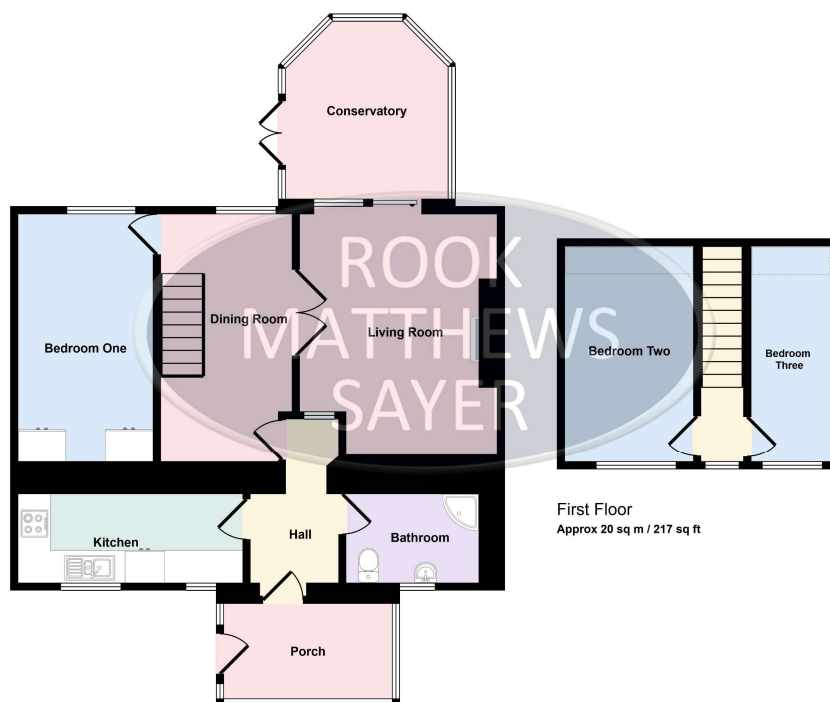


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Approx Gross Internal Area
98 sq m / 1058 sq ft



Ground Floor
Approx 78 sq m / 841 sq ft

Denotes head height below 1.5m

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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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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