



Catton | Hexham | NE47

Offers Over £375,000

Spacious well presented family home on the outskirts of Catton with generous gardens, garage and open rural views.

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END LINK

OUT BUILDING

FOUR BEDROOMS

OFF STREET PARKING

GENEROUS GARDENS

RURAL VILLAGE LOCATION

OPEN VIEWS

WOOD BURNING STOVES

For any more information regarding the property please contact us today

PROPERTY DESCRIPTION:

Set well back with impressive beautifully manicured long front garden. Occupying a slightly elevated plot to capitalize on the spectacular open views over surrounding countryside, this charming early nineteenth hundreds-built end terraced house, in small parade of three comes highly recommended.

Generously proportioned, other attractions include UPVC double glazing and oil to radiator central heating.

The floor plan compresses - entrance vestibule which has original heavy panelled inner door with etched inlay, leading to a welcoming hallway, with turning staircase to first floor with feature covered newel post and deep under stairs storage cupboard.

Front reception with bay windows and cast-iron stove inset with chimney breast.

Rear reception being open plan with kitchen which has an extensive range of fashionable base and eye level cabinets with workbench lighting and integrated oven, hob, extractor and dishwasher.

Particularly eye catching is the exposed brick chimney breast with inset multi fuel cast iron stove. Completing the ground floor by its rear lobby with utility room, guest cloakroom, fuel store and larder.

The first floor comprises - landing with built in airing cupboard and giving access to the loft space.

Four nicely proportioned bedrooms and bathroom/WC, with four-piece suite including step in shower.

Externally, there is a triple width parking area to the rear yard.

Stepped rear garden adjoins woodshed with timber shed and greenhouse and, as mentioned previously, a delightful front garden.

There is also the added benefit of a detached brick-built building which could be converted into a study/games room or subject to some alteration be used as garaging for a small vehicle.

We stress viewing is imperative.

Ground Floor

Front Reception - 15'5 into bay-window x 14'2 into alcove (4.70m x 4.32m)

Rear Reception - 14'4 x 11'10 (4.37m x 3.61m)

Kitchen - 10'3 x 13'1 (3.12m x 3.99)

Utility - 8'0 x 6'8 (2.44m x 2.03m)

First Floor

Bedroom One - 13'10 x 15'0 into alcove at max point (4.98m x 4.57m)

Bedroom Two - 16'4 x 10'0 into furniture (4.98m x 3.05m)

Bedroom Three - 10'0 x 8'0 (3.05m x 2.44m)

Bedroom Four - 12'10 x 6'11 at max point (3.91 x 2.11)

Bathroom/WC - 10'4 into door recess & linen cupboard x 5'10 (3.15 x 1.78)

T: 01434 601616

hexham@rmsestateagents.co.uk

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PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Oil

Broadband: Fibre

Mobile Signal Coverage Blackspot: No

Parking: Allocated Parking Space

TENURE

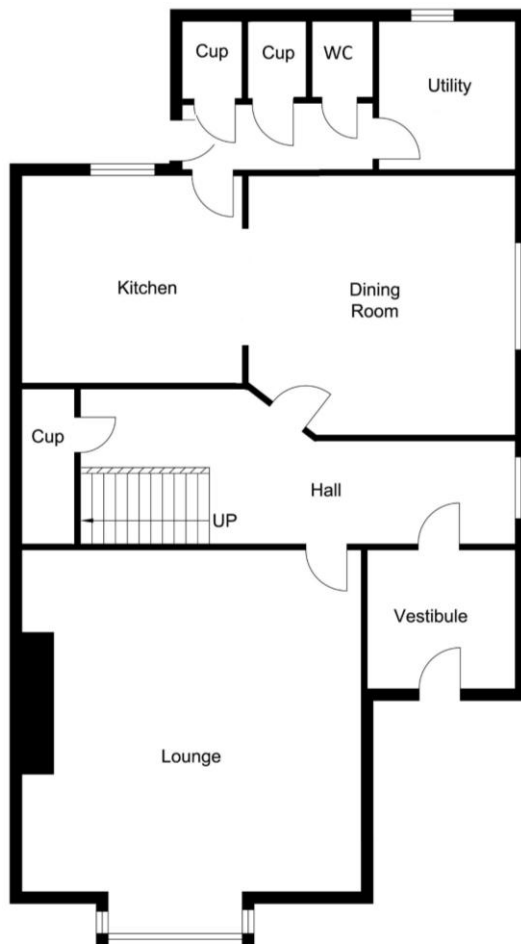
Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

COUNCIL TAX BAND: D

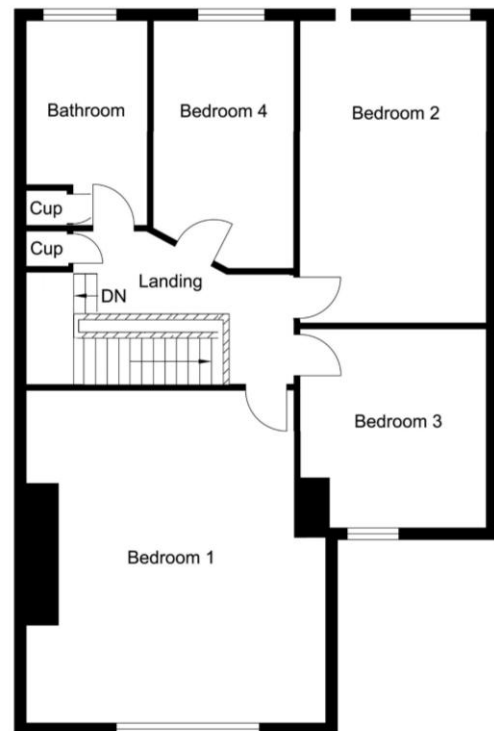
EPC RATING: E

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Ground Floor



First Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D		
39-54	E	47 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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