



Fell View | Sparty Lea | NE47

Offers Over £110,000

Charming character cottage, idyllically located commanding wonderful views to both front and rear.

ROOK
MATTHEWS
SAYER



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TERRACED COTTAGE

ONE BEDROOM

JULIET BALCONY

BEAUTIFUL GARDENS

PICTURESQUE VIEWS

UPVC DOUBLE GLAZED

CHARACTER BEAMS

COUNTRYSIDE LOCATION

For any more information regarding the property please contact us today

PROPERTY DESCRIPTION:

Charming character cottage, idyllically located commanding wonderful views to both front and rear.

This welcoming home has been designed to capitalise on the outlook, the living accommodation being on the upper floor.

Offering many other attractions including UPVC double glazed windows, small front garden and beautiful manicured mature rear garden.

The layout comprises lower level - entrance hallway with UPVC double glazed entrance door, feature wall, painted panelling to other walls and connecting staircase to the upper floor.

Off the hallway is a useful utility area, double sized bedroom and well-appointed bathroom/WC with electric shower over bath and half tiled walls.

Upper level comprises entrance lobby with UPVC double glazed entrance doors with part vaulted ceiling with skylight window and open plan L shaped living room/kitchen with vaulted ceiling incorporating skylight windows, exposed support trusses and divided into sitting, dining and kitchen areas with exposed floorboards and comprehensive range of units to kitchen area with built in cooking appliances. There is also a 'Juliet' style balcony.

Realistically priced, viewing is essential.

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INTERNAL DIMENSIONS

Living Room/Kitchen: 17'9 x 14'9
reducing to 7'6 (5.41m x 4.50m – 2.29m)
Bedroom: 9'10 x 9'0 (3.00m x 2.74m)

PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Allenheads Estate
Sewerage: Septic Tank
Heating: Electric
Broadband: Fibre to Cabinet
Mobile Signal Coverage Blackspot: No
Parking: On Street

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

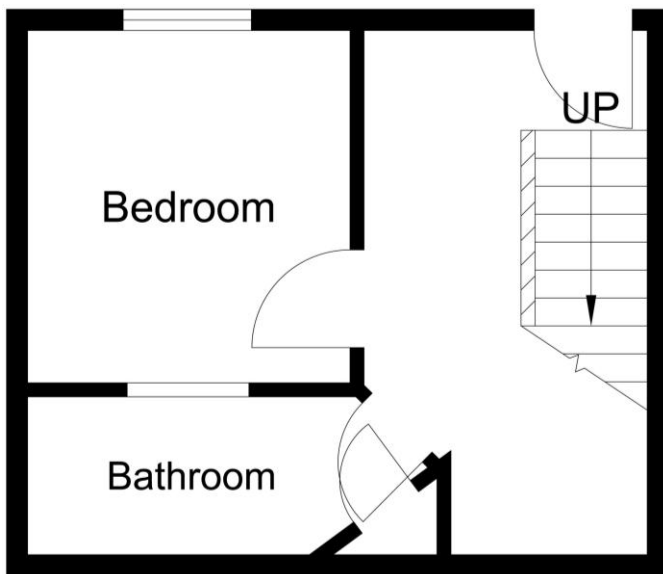
Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

COUNCIL TAX BAND: A

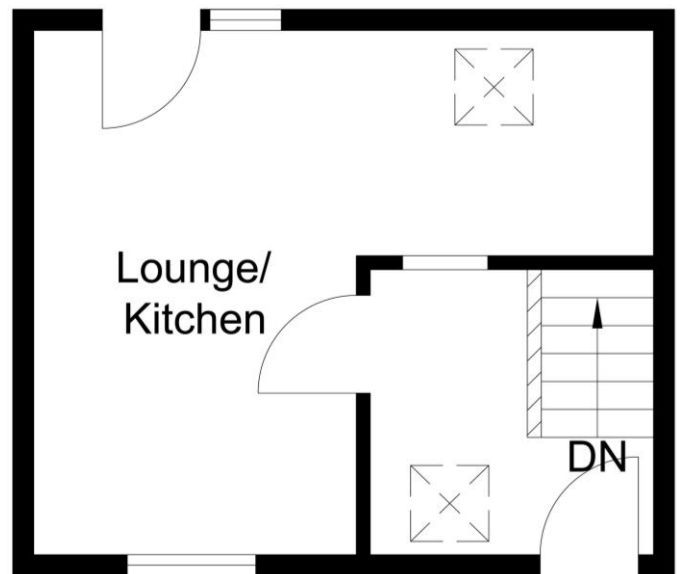
EPC RATING: TBC

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Ground Floor



First Floor

"EPC in Progress"

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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.

