



Oakford | Scots Gap | NE61 4EJ

£210,000

This immaculate terraced house is now available for sale with no onward chain. It's a property that is not only in outstanding condition, but also offers a wealth of unique features, making it an ideal choice for families, located on Oakford, Scots Gap.

ROOK
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MID TERRACE

FULLY REFURBISHED

OPEN PLAN LIVING

WEST FACING GARDEN

MODERN KITCHEN

THREE BEDROOMS

For any more information regarding the property please contact us today

PROPERTY DESCRIPTION:

The property boasts three spacious bedrooms. The master bedroom is a relaxing retreat with built-in wardrobes. The two additional double bedrooms, one of which also includes built-in wardrobes, are perfect for children or guests.

The bathroom is a modern sanctuary, fully tiled and equipped with a rain shower and a heated towel rail.

The kitchen is a chef's dream, with integrated appliances, modern units, built-in pantries, and an abundance of natural light. Semi open plan to the living room. creating a cosy haven, featuring a log burner and wood floors. It offers a lovely garden view and direct access to the garden, making it a great space for entertaining or unwinding.

Unique to this property is the open-plan layout and the large west-facing garden. The garden itself comes with a garden office, providing a quiet, secluded spot for work or relaxation. A charming fireplace adds a traditional touch to this modern home.

Located in a rural area, this home is surrounded by green spaces and provides plenty of walking and cycling routes. It's fully refurbished and ready for you to move in immediately. This property is a true gem, offering the perfect balance between modern living and a tranquil rural lifestyle.



Living Room:
18'08" x 10'11" - 5.69m x 3.33m

Kitchen:
11'10" x 9'04" - 3.61m x 2.84m

W.C.

Bedroom One:
11'07" x 12'01" (+wardrobes) - 3.53m x 3.68m

Bedroom Two:
11'07" (max) x 11'09" (+wardrobes) - 3.53m x 3.58m

Bedroom Three:
8'02" x 8'10" - 2.48m x 2.69m

Bathroom:
6'06" x 8'05" - 1.98m x 2.57m

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Oil

Broadband: Fibre

Mobile Signal Coverage Blackspot: No

Parking: 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

Leasehold. It is understood that this property is leasehold. Should you decide to proceed with the purchase of this property, the Tenure and associated details and costs must be verified by your Legal Advisor before you expend costs.

Length of Lease: 986 years from 2025

Service Charge: £10 per annum

COUNCIL TAX BAND: B

EPC RATING: D

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This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

FLOORPLAN

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	60 D	
39-54	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.