



Hawkhope Hill | Falstone | NE48

**£185,000**

Three bed semi-detached family home located on the periphery of Falstone with open countryside views.

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**SEMI-DETACHED HOME**

**STUNNING COUNRTYSIDE VIEWS**

**THREE BEDROOMS**

**GARDENS**

**DESIRABLE RURAL LOCATION**

**DRIVEWAY PARKING**

**UPVC DOUBLE GLAZED**

**OIL CENTRALLY HEATED**

For any more information regarding the property please contact us today

#### PROPERTY DESCRIPTION:

Significantly improved by the current vendor this delightfully located semi-detached home offers a wonderful vista over the surrounding countryside; the property being designed with the living accommodation on the upper level for maximum enjoyment of the setting.

Offering versatile living/sleeping permutations with five principal rooms, the current layout being living room with lovely cast iron period style fireplace with grate, dining room and three bedrooms.

The rest of the accommodation comprises, side entrance porch with feature stonework and built in cupboard, hallway with staircases to lower level and upper level, guest cloakroom, well-appointed kitchen with contrasting finish range of unit's white single drainer single bowel sink unit with complementing level

edge, part tiled walls and bathroom/WC with electric shower unit.

The Garage has been converted into a study/games room giving additional accommodation (but could easily be re-converted back if required).

Eternally there is an impressive tiered rear garden adjoining farmland, front garden and driveway.

UPVC double glazed complimented by oil to radiator central heating.

Additional major outlay has been spent on over hauling/replacing the roof which has a ten-year guarantee.

Located on the edge of this charming village, viewing is imperative.

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## INTERNAL DIMENSIONS

Kitchen: 13'2 x 7'6 plus recessed cupboards  
(4.01m x 2.29m)

Dining Room/Bedroom Four: 10'5 x 8'6 (3.18m x 2.59m)

Study/Games Room: 17'0 x 8'10 (5.18m x 2.69m)

Bedroom One: 11'1 x 8'11 (3.38m x 2.72m)

Bedroom Two: 11'7 x 10'2 into door recess & Wardrobes (3.53m x 3.10m)

Bedroom Three: 10'2 x 7'2 (3.10m x 2.18m)

## PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Oil

Broadband: Fibre to Cabinet

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

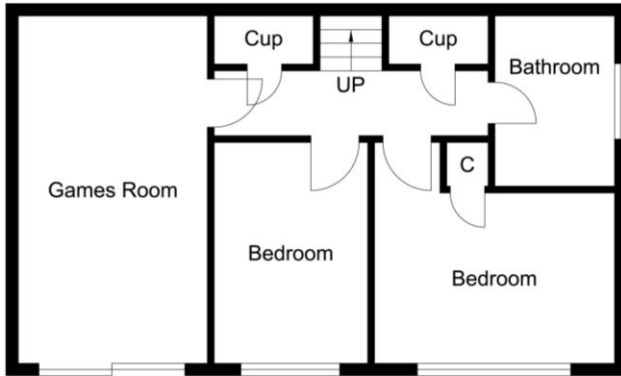
Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

## COUNCIL TAX BAND: A

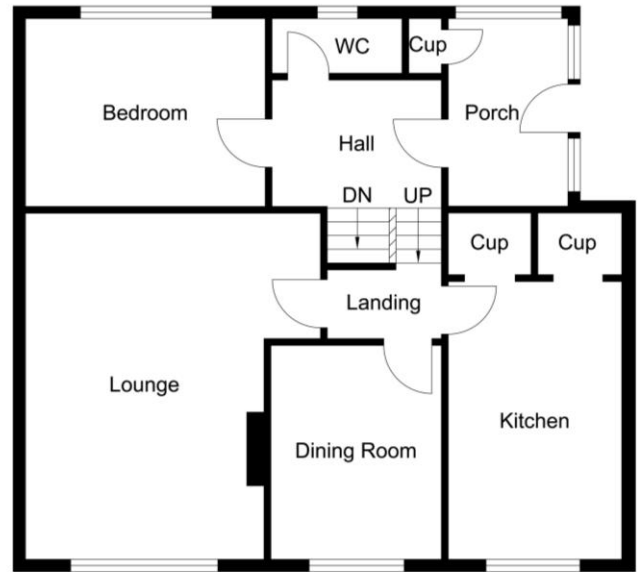
## EPC RATING: D

HX00006624.BJ.SM.03.09.2025.V.2





Ground Floor



First Floor

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.

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