



Hawkhope Road | Falstone | NE48

£180,000

Three-bedroom semi-detached family home surrounded by
stunning countryside views.

ROOK
MATTHEWS
SAYER



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SEMI-DETACHED FAMILY HOME

DRIVEWAY PARKING

THREE BEDROOMS

UPVC DOUBLE GLAZED

GENEROUS GARDENS

STUNNING COUNTRYSIDE VIEWS

DESIRABLE RURAL LOCATION

OIL CENTRALLY HEATED

For any more information regarding the property please contact us today

PROPERTY DESCRIPTION:

Occupying arguably the largest plot within this wonderfully located street, surrounded by open undulating countryside to both the front and rear.

This well presented and proportioned semi-detached house is oil to radiator centrally heated complemented by UPVC double glazing.

The layout comprises: Entrance Hall, lounge with feature tile fireplace and open grate, dining room with tiled fireplace and range of storage cupboards to alcoves and under stairs, open plan with nicely fitted kitchen with mosaic effect part tiled walls and matching floor tiling, rear lobby with utility area, laundry area and guest cloakroom.

The first floor comprises: landing, three bedrooms and fully tiled wet room/wc.

Eternally there is a wide driveway with adjoining gravel area which could be used for additional parking and remarkably large rear/side garden directly adjoining woodland, mostly lawned with patio area and garden shed.

Viewing is essential.

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INTERNAL DIMENSIONS

Lounge: 18'3 x 11'7 in alcove (5.51m x 3.53m)

Dining Room: 11'3 x 9'8 into alcove (3.43m x 2.95m)

Kitchen: 13'1 x 6'4 (3.99m x 1.93m)

Rear Lobby/Utility Area: 14'3 x 10'4 (4.34m x 3.15m)

Bedroom One: 11'7 x 10'11 @ max plus door recess 3.53m x 3.33m)

Bedroom Two: 11'10 x 9'9 @ max point (3.61m x 2.97m)

Bedroom Three: 8'6 x 6'11 (2.559m x 2.11m)

Wet Room/WC: 6'7 x 5'11 (2.01m x 1.80m)

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Private Spring

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

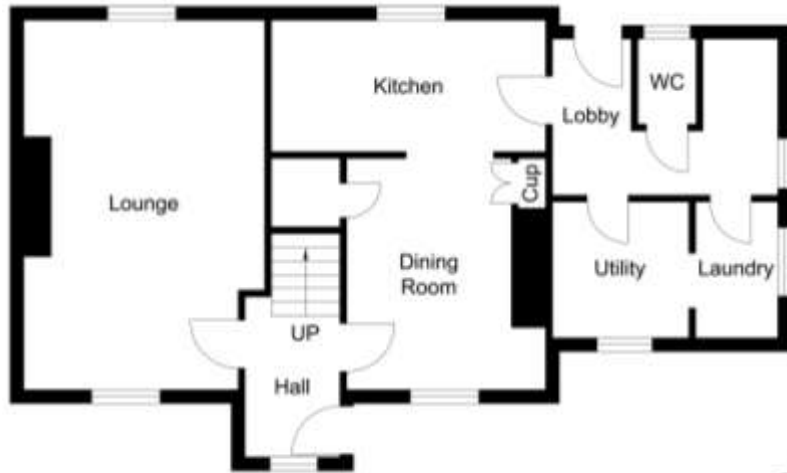
Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

COUNCIL TAX BAND: A

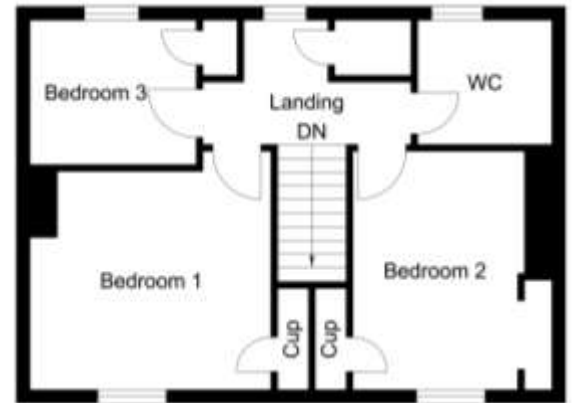
EPC RATING: TBC

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Ground Floor



First Floor



"EPC in Progress"

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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