



Wentworth Place | Allendale | NE47

£170,000

Stone terrace with character, space and views. A short walk from local shops, school, doctors and public houses. Priced to sell.

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STONE MID TERRACE

VALLEY VIEWS

TWO BEDROOMS

MULTI FUEL BURNER

CONSERVATORY

RURAL VILLAGE LOCATION

WEST FACING TERRACE

WALKING TO CENTRE

For any more information regarding the property please contact us today

PROPERTY DESCRIPTION:

Cosy two-bedroom terraced cottage within walking distance of the town centre with character, views and potential to improve.

The lounge is the central space of this home. Focus is immediately drawn to the inglenook fireplace housing the multi-fuel burning stove, as well as the characterful open staircase ascending to the first floor.

A door to the rear of the lounge brings you through to the kitchen which is surprisingly spacious and light. This kitchen is fitted with a great range of wall and base units as well as plumbing for utilities.

A further door leads out into the conservatory which occupies a west facing position enjoying afternoon and evening sunshine, perfect space for entertaining.

The staircase from the lounge leads up to the first-floor landing which offers doors to both bedrooms and the bathroom.

The bedroom to the front elevation is a very generous room with chimney breast and storage cupboard above the stairs. Recessed lighting and the window offer plenty of light into the room.

The rear bedroom is a smaller room but does offer the Westerly valley views.

The bathroom is compact but very well presented. Corner bath with electric shower over, WC, hand wash basin and heated towel rail are all complimented by the modern tiling to the walls. The window in this room is again to the rear elevation so takes advantage of the views.

Externally, the property has an open terrace to the rear which enjoys open views over the valley and attracts sunshine in the afternoon and evening due to its west facing position. This area has been decked with composite boards for longevity and minimal maintenance.

Allendale is a popular village offering local cooperative store, public houses, café, gallery, butcher, doctors' surgery and schooling as well as the stunning scenery which surrounds it.

Larger amenities are found in Hexham, less than a 20 minute drive and offering a regular bus service.

Priced to sell, this property offers fantastic value in a sought after Northumbrian village.

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INTERNAL DIMENSIONS

Kitchen: 14'4 x 7'1 (4.37m x 2.16m)

Lounge: 14'10 into alcove x 15'4 (4.52m x 4.67m)

Conservatory: 14'2 x 7'4 (4.32m x 4.24m)

Bedroom One: 11'9 into alcove x 15'8 (3.58 x 4.78m)

Bedroom Two: 7'11 x 7'10 (2.41m x 2.39m)

Bathroom: 6'1 x 4'10 (1.85m x 1.47m)

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Main

Heating: Solid Fuel

Broadband: Part Fibre

Mobile Signal Coverage Blackspot: No

Parking: On Sreet

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: E

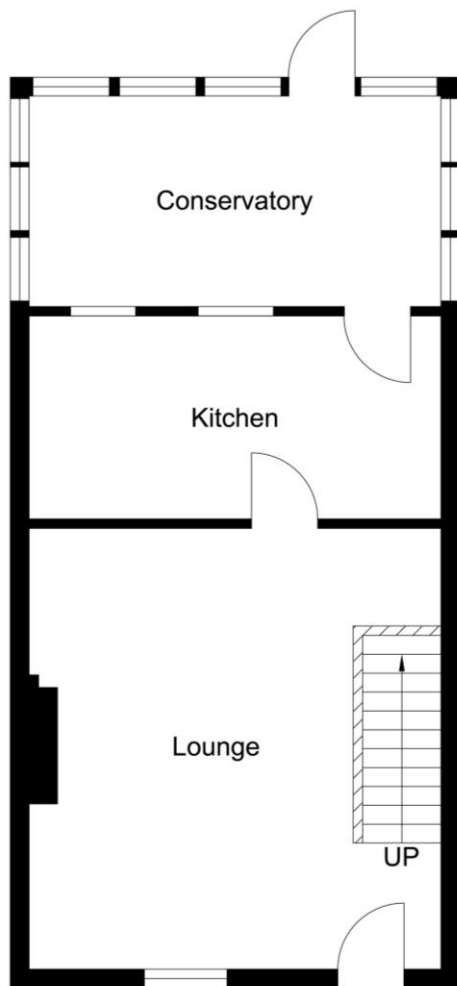
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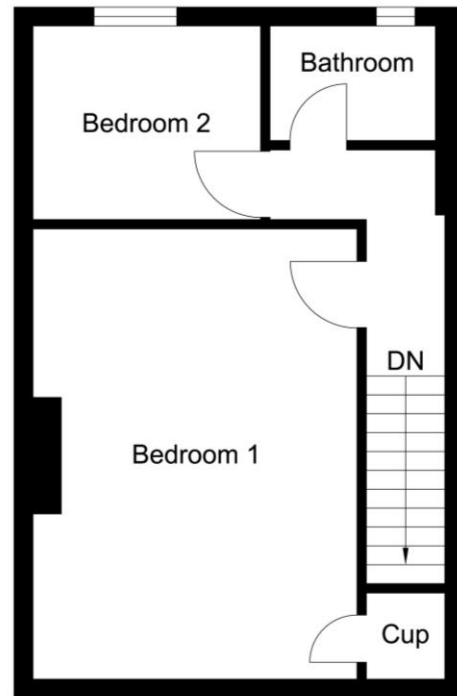
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Ground Floor



First Floor

Score	Energy rating	Current	Potential
92+	A		115 A
81-91	B		
69-80	C		
55-68	D		
39-54	E	42 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 relation to this property.



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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