



South Waterside | Kielder | NE48

**Offers Over £150,000**

Enviably located mid-terraced house with extensive gardens  
and garaging.

ROOK  
MATTHEWS  
SAYER



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**TERRACED FAMILY HOME**

**LOG BURNERS**

**THREE BEDROOMS**

**FABULOUS GARDENS**

**UTILITY ROOM**

**LARGE GARAGE**

**OPEN PLAN KITCHEN DINER**

**DESIRABLE KIELDER**

**For any more information regarding the property please contact us today**

#### **PROPERTY DESCRIPTION:**

The property is entered from the front elevation into the central reception hallway, offering a great range of storage as well as doors to lounge and kitchen/diner and finally stairs to first floor.

The lounge is a dual aspect room overlooking both front and rear gardens. The focal point of the room is the central chimney breast with feature fireplace housing a real open fire. The room also offers a high-level Delph rail, great for the display of items.

The open plan Kitchen/Diner is another dual aspect room allowing plenty of natural light into the space. The room also features a chimney breast but this time with a compact log burning stove inset with tiled hearth and backing. The dining area offers plenty of space for a family dining set with plenty of room for cooking alongside in the recently updated kitchen area with attractive units, worktops and splashback tiling.

Off the kitchen to the rear is the walk-through utility room with additional worktops, sink unit and space for utilities. This is also a great room for storage with extensive shelving to the side wall. Again, this room offers windows overlooking the gardens.

To the rear of the utility room is a hallway with an external door to rear garden as well as separate WC and generous storage cupboard.

Up the stairs from the central hallway is an open landing which gives access to all three bedrooms and the family bathroom.

Bedroom one is a very generous dual aspect room with ample space for king size bed as well as freestanding furniture. This room already has built in wardrobes to the chimney alcove.

Bedrooms two and three are both situated to the opposite side of the property, both with windows to the front and back respectively, as well as built in storage cupboards.

The family bathroom is well appointed with modern style corner shower cubicle, WC, hand basin with handy generous drawers beneath, and heated towel rail.

Externally the property offers generous rear gardens split into sections. Nearest to the property the owners have created a covered patio area, ideal for sitting out. Beyond the hard-standing are lawned gardens with mature, well-presented borders and a garden path leading through to the gate at the rear. Within the rear garden is a large timber garage also, built to house a car but also room for workshop or extensive storage.

To the rear of the property, an attached-out house offers fantastic secure storage space for bikes or gardening equipment.

At the front of the property are well presented borders and on street parking.

Butteryhaugh is a small secluded location offering peaceful living with green surroundings. Kielder is renowned for its Reservoir watersports and Forest excursions as well as its observatory and cycle trails. The scenery is to be admired offering forestry, heathery hillsides and open valleys.

Road links are great to Hexham and Newcastle and local shopping can be sought in nearby Bellingham Village.

This property must be viewed to be appreciated.

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#### Ground Floor

Kitchen / Dining Area - 16'9 x 11'11 (5.11 x 3.63)

Out House - 6'3 x 6'0 (1.91 x 1.83)

Utility - 7'0 x 6'4 (2.13 x 1.93)

Lounge - 14'1 x 16'0 (4.29 x 4.88)

#### First Floor

Bedroom One - 16'10 x 11'10 Into Alcove (5.13 x 3.61)

Bedroom Two - 14'1 x 9'8 (4.29 x 2.95)

Bedroom Three - 6'11 x 14'1 Into Alcove (2.11 x 4.29)

Shower Room - 6'4 x 5'6 (1.93 x 1.68)

#### PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Night Storage

Water Heating: Back Boiler and Immersion Heater

Broadband: ADSL copper wire

Mobile Signal Coverage Blackspot: No

Parking: Garage

#### 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

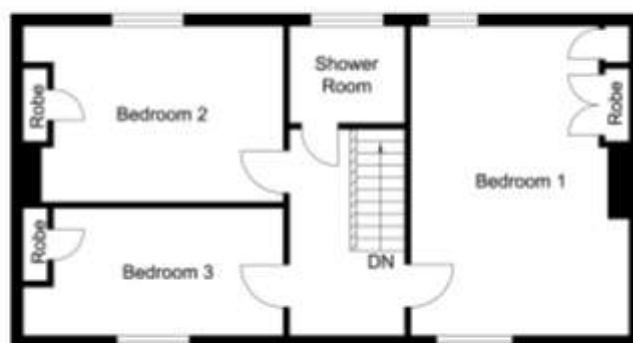
#### EPC RATING: E

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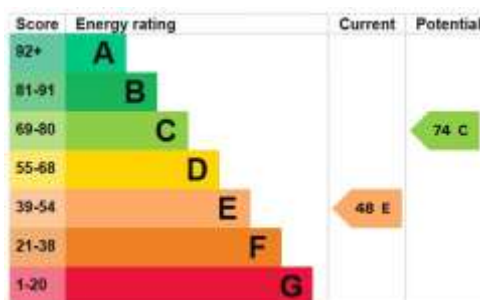




Ground Floor



First Floor



**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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